

COVENTRY ARMS
MILL STREET, CORFE MULLEN,
WAREHAM, BH21 3RH



**FREEHOLD PUBLIC HOUSE
INVESTMENT FOR SALE**





Riverside@
The Coventry Arms



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HIGHLIGHTS INCLUDE:

- Freehold public house investment
- Entire property let to a private individual
- Property arranged over two levels extending to 4,955 Sq Ft (460 Sq M)
- Site extending to 0.58 acres
- Current rent of £81,430 per annum
- Lease expires September 2042
- The rent is subject to five yearly open market reviews and annual uncapped RPI (except in the open market review year)
- **We are instructed to invite offers in excess of £750,000 (10.30% NIY)**
- Business unaffected by sale

LOCATION

Located in the village of Corfe Mullen in county of Dorset, 5.8 miles (9.3 kilometres) north of Poole and 77.4 miles (24 kilometres) east of Exeter.

The Coventry Arms Corfe is situated fronting Mill Street in a residential and semi-rural area, a 20 minute drive from Wareham town centre where operators such as The Old Granary and Crown Hotel serve visitors, alongside local attractions like the Wareham Walls and RSPB Arne nature reserve.

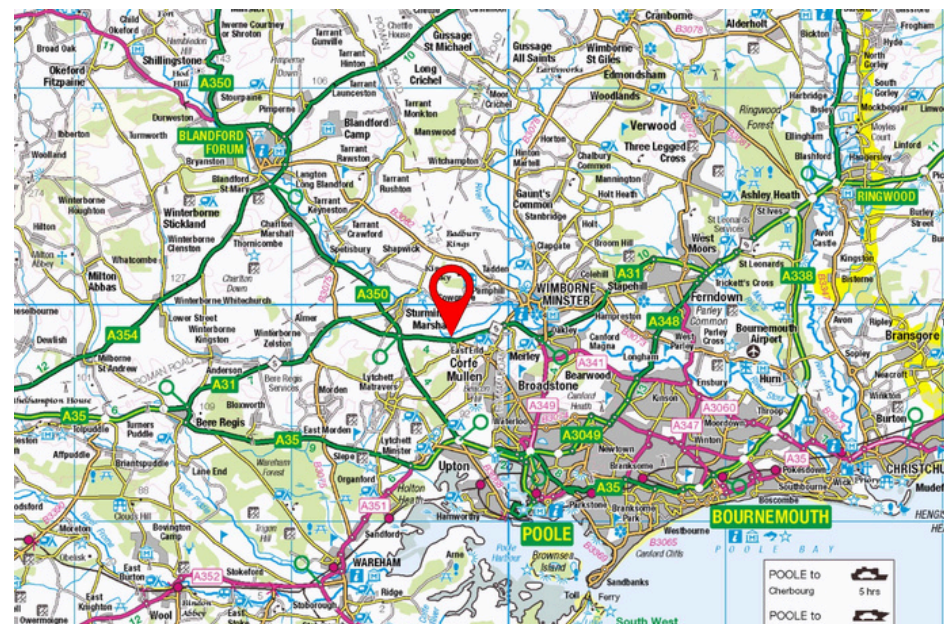
DESCRIPTION

The property comprises the ground and first floor of a two storey detached building with painted brick elevations beneath a pitched slate.

LINKS

[GOOGLE STREET VIEW](#)

[VIRTUAL TOUR](#)



ACCOMMODATION

Ground Floor: The ground floor provides a number of interconnecting trading areas around a central bar servery with seating on loose tables and chairs for 38 customers. To the rear is a restaurant area with further seating for 66 customers. Ancillary areas include a trade kitchen and customer WC's

First Floor: The first floor comprises four bedrooms, two bathrooms, a living room and kitchen.

External: There is a large beer garden to the rear with river frontage and seating on loose tables and chairs for 100 customers. There is parking to the side and rear for 30 vehicles.

TENURE

The property is held on three freehold titles (Title Number DT296546, DT275811 and DT75565)

TENANCY

The entire property is let to a private individual on a 20 year lease from 23 September 2022 at a current rent of £81,430 per annum which is subject to five yearly open market reviews and annual uncapped RPI (except in the open market review year). A rent deposit of £20,361 is held by the landlord.

PLANNING

The property is not listed or situated within a conservation area.

VAT

It is envisaged that the property will be sold as a TOGC so the transaction should therefore be exempt from VAT on the basis the purchasing entity is VAT registered.



EPC

C-61

TERMS

We are instructed to invite offers in excess of £750,000 (10.30% NIY) assuming the usual purchasers costs.

FIXTURES AND FITTINGS

The fixtures and fittings are currently owned by the occupational tenant.

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all prospective purchasers. Prospective purchasers will need to provide proof of identity and residence.



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SIMILAR INVESTMENT OPPORTUNITIES

If you have an ongoing requirement for similar investment opportunities then please visit the following website for a selection of properties we are currently marketing: <https://sites.savills.com/stonegateportfolio>

VIEWINGS

All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational tenants staff.

For further information and all viewing requests please contact the sole selling agents Savills.

KEVIN MARSH

07968 550369
kmarsh@savills.com

ADAM BULLAS

07968 550369
abullas@savills.com

