

The Cross Keys, Dorset

20658



RELAXING PUB RESTAURANT WITH
ROOMS, PRIME HISTORIC MARKET
PLACE LOCATION, AFFLUENT TOWN,
BAR DINING 60+, COURTYARD
TERRACE, 4 BOUTIQUE ROOMS,
PRIVATE LEASE, RENT 8% NET SALES

The Cross Kes, 88 Cheap Street, Sherborne,
Dorset, DT9 3BJ

OFFERS OVER £150,000
LEASEHOLD



LOCATION

Centrally located on The Parade, a prime market place position adjacent to the stunning and historic Sherborne Abbey in the renowned, highly regarded town of Sherborne in Dorset.

VIEWING ARRANGEMENTS

Strictly by appointment only via Davey Co, email sales@daveyco.com, call 0333 200 8788 or via the web at daveyco.com.

NOTTINGHAM | OXFORD | LEEDS

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TOP 50 GASTROPUBS



THE BUSINESS

Occupying a prime position on The Parade, the former market place at the gateway to the stunning Sherborne Abbey in the centre of the historic, highly regarded town, this immaculately presented inn, pub and restaurant offers a fantastic opportunity to acquire a successful, highly profitable business of real quality. Held on attractive private commercial lease terms the business operates throughout the day from morning coffees through busy lunch trade and onto evening bar and dining.

THE PREMISES & TRADING FACILITIES

Superbly equipped and presented to an impressive contemporary design the trading facilities comprise bar and lounge, a snug lounge dining room and a restaurant, in all accommodating around 60 covers. The letting bedrooms are individually designed and furnished to a smart boutique style with excellent en-suite facilities. There is a pavement seating area to the front of the property whilst to the rear is an attractive paved courtyard trading area. Premium equipped commercial catering kitchen facility and excellent ancillary areas.

TRADING INFORMATION

The trading profit and loss accounts for the year ended 31st August 2024 show net sales of £665,226 excluding VAT from which a gross profit of £482,438 (72%) was achieved and an adjusted net profit in the order of £170,000 excluding depreciation, loan servicing, owners drawings and any exceptional or non operationally specific overheads. Accounts will be made available to genuinely interested parties who have viewed the business.

TRADE FIXTURES & FITTINGS

We are advised the fixtures and fittings are substantially free of loan, hire purchase and lease agreements.

TENURE

The premises are held on the residue of a 20 year private commercial lease with approximately 14 years remaining. The current rent passing is approximately £50,000 per annum representing less than 8% of annual net sales.

VAT

All matters relating to VAT are reserved and VAT is payable if and where appropriate at the standard rate.

GUIDE PRICE

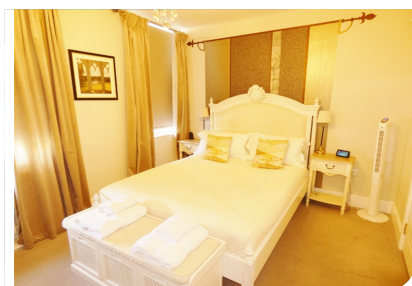
£150,000 for the leasehold premises, the goodwill of the business and trade fixtures and fittings. Stock to be purchased separately at valuation.

REFUNDABLE DEPOSITS

Our policy is for the buyer to lodge a preliminary, fully refundable deposit as an act of good faith, commitment and ability to proceed. In the unlikely event of the sale not proceeding to exchange of contracts for any reason we will refund the deposit on request.

MONEY LAUNDERING

As with all business agents, Davey Co is subject to the Money Laundering Regulations 2007. This means that we have to obtain and hold identification and proof of address for all buyers.



These particulars are drafted for guide purposes only and cannot be relied upon for their accuracy. Our clients have provided the trading information given.