

Our Ref: H11417



THE GREYHOUND INN
THE SQUARE
CORFE CASTLE
WAREHAM
DORSET

LOCATION	Corfe Castle approx. 20 yards. Model Village approx. 100 yards. Wareham approx. 5 miles. Studland approx. 5½ miles. Swanage approx. 5 ½ miles.
FEATURES	Established local and tourist trade. "Honeypot" location next to National Trust Corfe Castle tourist attraction. Reputedly the most photographed pub in England. Character 17 th Century Purbeck stone building. Rear beer garden (on lease from the National Trust). Fully fitted and equipped throughout. 5 bedroom Owners Accommodation.
SUMMARY OF ACCOMMODATION	Main Bar (80 covers and further bar area). Family Room (18 covers). Modernised and re-fitted Kitchen. Preparation Room. Ladies & Gents Cloakroom. Cloakroom. Owners 5 bedroom Accommodation. Office.
TRADING & BUSINESS	Further accounting information can be made available to genuinely interested purchasers.
LICENCES/ PERMISSIONS	We are informed that the property holds a Premises Licence granted by Purbeck District Council. The Licensing Act 2003 states that properties serving alcohol have a designated premises supervisor who must hold a Personal Licence. We suggest that all purchasers take appropriate professional advice. We have not had sight of this licensing documentation.
RATEABLE VALUE	£38,000 at the Uniform Business Rate of 44.4p in the £ for 2007/08. Information taken from the Valuation Office Agency website.
TENURE	LEASEHOLD. The owner informs us that the premises are held under an Enterprise Plc Lease for a term of 20 years from July 1992 subject to 3 yearly rent reviews at a current rent of £42,000 per annum. We have not had sight of this documentation.
PRICE	£235,000 to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.

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These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract.

STRICTLY SUBJECT TO CONTACT, ALL MEASUREMENTS APPROXIMATE

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, as to the structural integrity of the premises and condition/working order of services, plant or equipment.

Wooden door into **Porch**. Door into:

MAIN BAR

With surround sound system, linked to flat screen televisions, cushioned bench styled seating, stone fireplace, wooden tables and chairs for 80 covers, beams, menu blackboard, pay telephone, cigarette machine, bar stools, wooden front and top **bar servery**, non slip flooring, beer pumps, optic brackets, shelving, 2 glass fronted chiller display cabinets, double glass fronted chiller display cabinet, 2 electronic cash registers, Italian coffee machine, water boiler, telephone point, glass washer, 2 stainless steel wash hand basins, glass wash ups, ice cream fridge. Door into Kitchen. **Further Bar Area** with bench style seating, wooden tables and stools. Full access onto street.

**FAMILY ROOM**

With wooden tables and chairs for 18 covers, bench seating for 3, black beams, open fireplace.

**KITCHEN**

With upright fridge, upright freezer, glass fronted fridge, under counter fridge, 2 heated plate warmers, 4 microwaves, cold refrigerated counter fridge, double fryer, single fryer, gas grill, 6 burner hob with oven under, 2 electric mini grills, wash hand basin, commercial dishwasher, 3 carvery units, 6 deep Bain Marie, upright fridge freezer, chest freezer, 3 stainless steel tables, double door fridge.

**PREPARATION ROOM**

Non slip flooring, double deep bowl single drainer stainless steel sink unit, shelving, stainless steel table with shelving, upright freezer, upright fridge, With door to rear of the property.

Lobby**LADIES CLOAKROOM**

With 2 cubicles, wash hand basin, fully tiled, hand dryer.

GENTS CLOAKROOM

Fully tiled, 2 wash hand basins, 3 urinals, 2 hand dryers, 2 cubicles each with low level WC.

**FIRST FLOOR****Landing**

With fire alarm control panel.

OWNERS ACCOMMODATION

Bedroom 1 DOUBLE with built in wardrobe, fireplace, wash hand basin, beams. **Bathroom** with panelled bath, part tiled, pedestal wash hand basin. **Cloakroom** with low level WC, part tiled. **Family Suite** with **Bedroom** DOUBLE with wash hand basin. Through into **Bedroom** DOUBLE with metal feature fireplace, beam. **Bedroom 2** DOUBLE with built in wardrobes, wash hand basin, beamed. **Bedroom 3** DOUBLE. **Lounge**. **Kitchen** with fireplace, wall and base units with roll edged laminated work surfaces, part tiled, single drainer single bowl sink unit, built in fridge. **Bathroom** with bath, low level WC, pedestal wash hand basin, tiled.

Separate staircase to:

SECOND FLOOR

Bedroom 4 SINGLE with beams, walk in cupboard with shelving, walk in wardrobe/cupboard with shelving, loft access. **Bedroom 5** DOUBLE.

OFFICE

With CCTV monitor and equipment, storage attic.

OUTSIDE

To the front of the property there is bench style seating for 16 persons, metal tables and chairs. To the rear of the property there is a **Beer Cellar** with a single drainer single bowl stainless steel sink unit, beer pumps and coolers, ice machine fully automated pipe cleaning system. Door into **Liquor Store** housing freezer. **Games Room**. **Storage Room** with plumbing for washing machine and tumble dryer, upright fridge, chest freezer, 2 upright freezers, rear gate to **Beer Garden** (on lease from National Trust). Steps up to patio area with bench style seating for approximately 60 people, grass area with bench seating for approximately 40 people. **Tuck Shop**. **Garage** with double doors. Rear gates backing onto National Trust Castle entrance.

