

## Middlemarsh

### Hunter's Moon

### Sherborne

### Dorset

### DT9 5QN

- **Large Attractive Freehold Public House Investment**
- Extensive car park and beer garden
- Eight en-suite letting rooms
- Let until 2036 (no breaks)
- Annual uncapped RPI increases (1)
- Plus open market upward only rent review every 5th year (1)
- Site area of 0.251 hectares (0.62 acres)
- Current Rent Reserved

**£62,310 pa**

**SIX WEEK COMPLETION**

**ON THE INSTRUCTIONS OF AN OXFORD COLLEGE**



#### Tenure

Freehold.

#### Location

The historic and prosperous market town of Sherborne is located in the county of Dorset, approximately 5 miles east of Yeovil and 16 miles south-east of Glastonbury. Middlemarsh is an attractive village located some 5 miles south of Sherborne on the A352.

The property, located within a conservation area, is situated fronting the A352 Sherborne/Dorchester road in a mainly rural area popular with tourists.

#### Description

This attractive former coaching inn is arranged on ground and one upper floor to provide a public house, providing dining areas for 85 covers, with living accommodation above comprising four en-suite bedrooms, kitchen and lounge. There is a separate wing which has six en-suite letting rooms on the ground floor with two further en-suite letting rooms on the first floor. Externally, there is customer car parking for approximately 50 cars and a large beer garden.

The property provides the following accommodation and dimensions:

<b>Ground Floor – Public House</b>	<b>224.90 sq m</b>	<b>(2,421 sq ft)</b>
<b>First Floor – Leesees's</b>		
Accommodation	138.60 sq m	(1,492 sq ft)
External Store	11.85 sq m	(128 sq ft)
<b>Ground Floor – Letting Rooms</b>	<b>113.25 sq m</b>	<b>(1,219 sq ft)</b>
<b>First Floor – Letting Rooms</b>	<b>53.60 sq m</b>	<b>(577 sq ft)</b>
<b>Total</b>	<b>542.20 sq m</b>	<b>(5,837 sq ft)</b>

#### Tenancy

The entire property is at present let to MORTS & DORTS LIMITED (with personal guarantees) for a term of 20 years from 10th November 2016 at a current rent of £62,310 per annum. The lease provides for annual index linked rent reviews to uncapped RPI, except in the fifth year when there is an upward only rent review to open market rental value (1). The lease also contains full repairing and insuring covenants.

#### Tenant Information

Website Address: [www.hunters-moon.org.uk](http://www.hunters-moon.org.uk)

#### VAT

VAT is applicable to this lot.

#### Documents

The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

#### Energy Performance Certificate

EPC Rating 68 Band C (Copy available on website).

