

THE KINGS ARMS

3 CORFE ROAD, STOBOROUGH, WAREHAM, DORSET, BH20 5AB

PUBLIC HOUSE - LEASE ASSIGNMENT



HIGHLIGHTS INCLUDE:

- Historic roadside village public house located at the gateway of The Isle of Purbeck and Jurassic Coast in Dorset
- Privately owned for over 25 years with financial information available to seriously interested parties*
- Features include 100 internal seats and self-contained manager's accommodation with an overall GIA of approximately 3,648 sqft
- Sale of Alcohol permitted daily from 08.00 - 02.00
- Set in 0.62 acres with a 48 space car-park and potential for 200+ external bench seating
- Lease assignment guiding a premium of £95,000

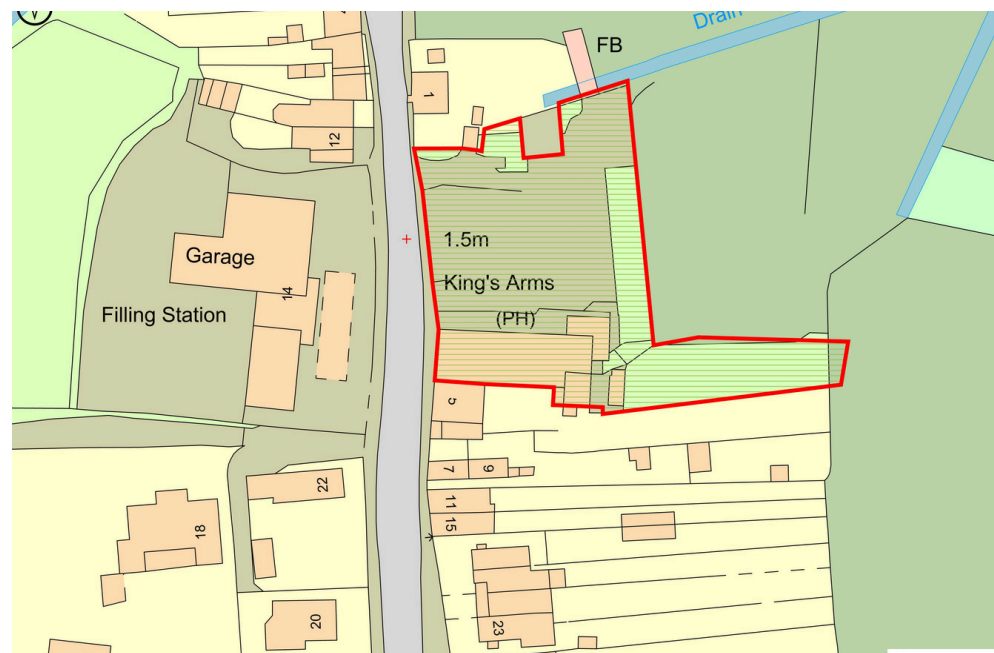


LOCATION

Stoborough is a small, historic village and civil parish in the county of Dorset, located 0.7 miles south of the main town of Wareham, near the River Frome and situated on the edge of the Isle of Purbeck.

Located in one of the gateways to the Jurassic Coast, the property is within reach of numerous attractions including Corfe Castle 3.7 miles to the south and Studland Bay (Sandbanks Ferry/Knoll Beach) 11 miles to the south-east. Wareham mainline train station is 1.2 miles to the north which connects Poole, Bournemouth and destinations to London Waterloo (all distances are approximate).

The property is within the administration of Dorset Council.



DESCRIPTION

A circa 18th century end-terrace public house of part stone, brick and plastered cob construction under a multi-pitched thatch and slate tile roof with more recent extensions. The property is two stories above street level. External areas include a trade garden and hard standing car-park. The two plot extends to approximately 0.62 acres.

PUBLIC HOUSE TRADING & ANCILLARY AREAS

The ground floor customer areas are of a traditional style and provide a variety of seating arrangements for up to 100 in connected open plan areas. Located to the centre-right is a single bar servery with customer WCs behind. Situated to the left-rear of the property is a trade kitchen (serviced by mains gas supply) leading to a private yard. Further to the rear is a beer cellar and stores.



LIVING ACCOMMODATION

At first floor level is living accommodation comprising a bedroom, kitchen/dining room and bathroom.

The approximate Gross Internal Areas are as follows:

FLOOR	Sqft	Sqm
Ground	3,229	300
First	419	39
TOTAL	3,648	339



EXTERNAL AREAS

Located to the rear of the main property is landscaped customer garden and to the side is a paved terrace (part covered by a walled canopy extending to approximately 721 sqft) with the combined areas providing in excess of 200 seats. Located to the side of the property is a hard-standing car-park for up to 48 vehicles.

SITE AREA

The property site extends to approximately 0.62 acres.

TENURE & PREMIUM

Leasehold: The property is held on a 10 year Full Repairing and Insuring Lease from Stonegate until 2 May 2034 benefitting from renewal rights. The current passing rent is £51,000 per annum exclusive of VAT, subject to capped RPI and Open Market Review in 2029. The lease is part tied on bottled beers and some draft products (the lease is free of tie on three draft ciders and one ale). A lease assignment premium of £95,000 is sought.

SERVICES & FIXTURES & FITTINGS

We understand that all mains services are connected. The property is to be transferred as seen, inclusive of trade fixtures and fittings which are owned outright. Stock is to be valued in addition on completion.

PLANNING & ENVIRONMENT

The property is Grade II listed and located in a Conservation Area. Under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) the property should be under the category Sui Generis (public house) with ancillary living accommodation. Interested parties should seek independent advice on all matters.



THE BUSINESS

Our client has operated The Kings Arms under different responsibility and ownership for around 25 years. The business is well established with an excellent reputation in the Dorset area (Trip Advisor Excellent or Good ratings are over 80%) and is an integral party of the sporting and social community in and around the Wareham area.

The business revenue is split approximately 60% food and 40% drinks. *Financial information is available to seriously interested parties on qualification.

RATES & TAX

The property is entered on the April 2026 Rating List at £41,000 but these are not the rates payable. Estimating liability for business rates using the appropriate multipliers alone may not lead to an accurate bill forecast. Currently the multiplier for this property is set at 38.2p/£. Please feel free to contact one of Savills' Rating experts or seek independent advice on all rating matters.

PREMISES LICENCE

We understand the premises benefits from a premises licence 2024 from Dorset Council permitting the sale of alcohol as follows:
Monday - Sunday 08:00 - 02:00.

MONEY LAUNDERING

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



