

# SLY FOX

Chapel lane, Osmington, Nr Weymouth, Dorset DT3 6EU



## Key Highlights

- Substantial character pub located close to the Jurassic coastline
- Four-section ground floor trading area
- 8-bedroom accommodation with scope for Bed & Breakfast (STPP and consents)
- Currently closed to trade
- Benefits from large car-park and external areas
- Close to several holiday parks and campsites

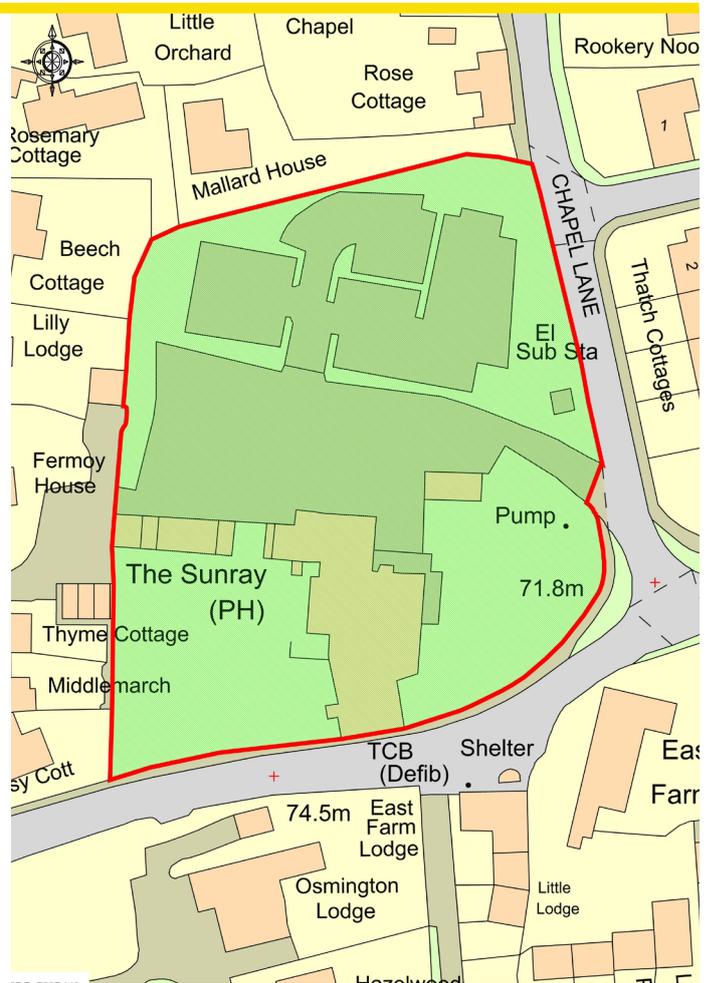
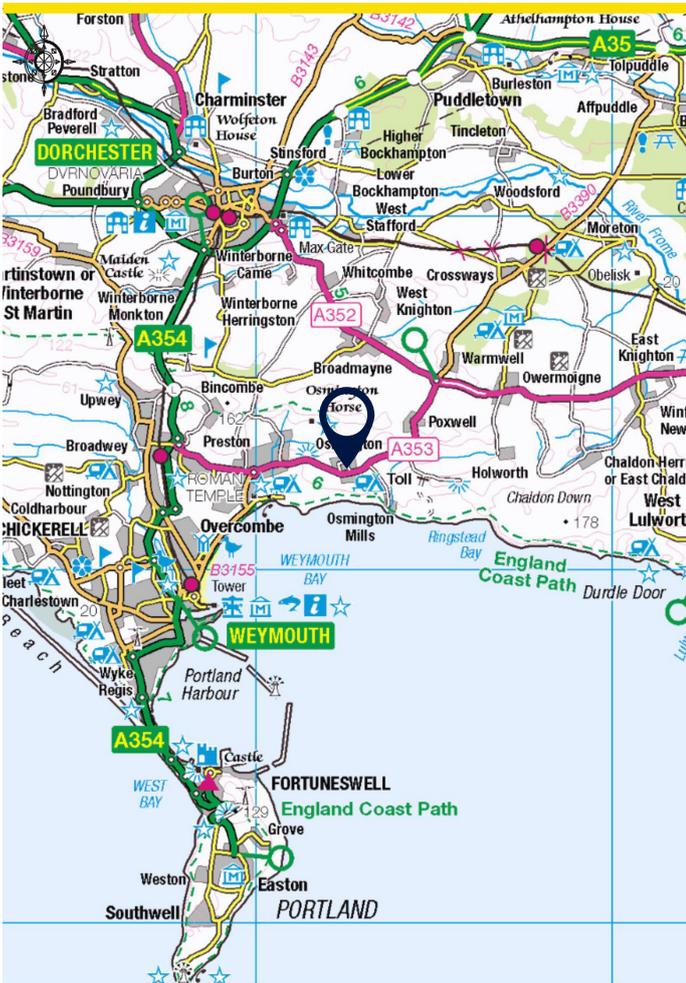
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**Location**

The property is located in the village of Osmington which is situated in the UNESCO Jurassic Coast World Heritage site. The village is located approximately 5 miles north east of Weymouth (population 71,000 - 2011 Census) and 24 miles west of Poole Harbour. The famous coastal landmarks around Lulworth Cove are 10 miles to the east.

The property is set just off the main A353 which connects to Weymouth. The immediate area is mainly rural with local village residential properties. Within the wider area are a number of holiday parks, visitor attractions, campsites (including the popular Eweleaze Farm) as well as The Smugglers Inn on the coast at Osmington Mills.

**Property**

The Sly Fox is a substantial detached property of mainly two storeys and of brick construction under a pitched slate roof. The property has flat roof extensions and several outbuildings.

The property sits within a plot of approximately 0.72 hectares (1.8 acres).

**Internal Description**

The property comprises four distinct trading areas over the ground floor. The internal customer areas are not currently prepared for trade, however, have previously been configured to provide substantial seated covers across the bar and restaurant areas.

Features include a prominent main bar with flagstone floor area and central bar servery. Ancillary space includes a good sized trade kitchen and preparation areas, storage, walk-in fridge, staff room and beer cellar. Customer WCs are provided.

**Accommodation**

Staff or owner's living accommodation is located at first floor level within the main building and within an extension. The combined areas provide up to 8-bedrooms, bathroom, reception and kitchen; manager's accommodation can be self-contained.

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## External Areas

There are two main customer beer gardens located to the front (east) and the rear (west) which also contains a children's play area. These areas have ample space for seating arrangements. To the side (north) is a tarmac car park for up to 40 vehicles.

Located next to the pub is a detached two-storey barn outbuilding which previously operated as a bar.

## Premises Licence & Opening Hours

The property is currently closed and benefits from the property benefits from a Premises Licence providing permission to sell alcohol Monday to Sunday 07:00 to 02:00 (permitted opening hours are 07:00 to 02:00). Further details are available on the Dorset Council licensing website.

## Tenure

Freehold or Leasehold.

Rental offers are invited for a new Free of Tie lease with terms to be agreed. Freehold offers may be considered. VAT and Stamp Duty & Land Tax may be applicable. We recommend parties satisfy themselves on these points.

## Rating

The subject property is listed in the 2017 Rating List with a Rateable Value of £65,000. The National Multiplier for England and Wales for 2019/20 is £0.504

## Planning

We understand the premises benefits from A4 Use Class. We understand the property is not listed however is located within the Osmington Conservation Area.



## Asset Of Community Value (ACV)

The property is listed as an ACV on the West Dorset District Council register (date of removal 29 February 2021).

## Services

Main services are in place, including water and electricity. Gas connection is to be confirmed.

## Energy Performance

The property has a D-78 rating.

## Viewing

For viewing arrangements please contact sole agents Savills using the contact details provided.

## Contact

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