

The Luggier Inn

Ref No: 3526

30 West Street, Chickerell, Nr Weymouth, Dorset, DT3 4DY



Substantial Coastal Inn with 14 Letting Rooms

Spacious, Traditional Trading Areas with Bar/Restaurant/Function Room

14 Well Appointed En Suite Letting Rooms, Car Park and Trade Garden

Owners Accommodation or Staff Flat

Strong Business, Genuine Retirement Sale, Priced to Sell

£595,000 Freehold

Interested in this property?

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LOCATION

Chickerell is located 3 miles to the west of Weymouth and adjacent to the West Dorset Heritage Coast with a population of 5,500 which continues to grow with many new housing developments being constructed. The Lugger is located in the heart of the village just off the picturesque Jurassic Coast road between Weymouth and Bridport attracting local, tourist and commercial trade.

DESCRIPTION

The Lugger Inn dates back over 200 years and is a deceptively large property. In 2004 the premises were completely refurbished and extended offering comprehensive internal trading areas with the main bar linking to the restaurant. The function room offers multiple trading opportunities and the 14 en-suite letting rooms offer a high gross profit margin income. We would recommend an internal inspection to fully appreciate the scope of the trading facilities.

The premises comprises:-

GROUND FLOOR

The main entrance provides direct access to split level character bar area with focal L shaped brick fronted Bar Servery situated to the rear of the trading area. Pool table area on entrance, circa 30 covers at timber tables and captains' chairs with upholstered bench seating. Flagstone floors. Bar links to:-

RESTAURANT

Character room with beams, part exposed stone walls and fireplace providing circa 26 covers. Painted timber panelling and bench seating to perimeter walls. Seating at upholstered spindle backed chairs and timber tables. Carpeted.

RECEPTION AREA

FUNCTION ROOM/COTTAGE ROOM

With Bar Servery. Spacious room with upholstered bench seating, part exposed stone walls and stripped wood flooring. This room can cater for up to 54 covers and also converts to a Skittle alley. Adjacent to the function room is the Carvery Server, and access to Ladies and Gents toilet and small laundry room.

TRADE KITCHEN

Fully equipped with a good range of commercial catering equipment 2 x 4 ring burner ovens, a flame grill, commercial microwaves, a Rational oven, 2 upright freezers, a walk-in freezer and a walk-in fridge, a flame grill, fryers, extraction system, etc.

LADIES CLOAKROOM

2 WC's and wash hand basin.

GENTS CLOAKROOM

2 urinals, WC and wash hand basin.

DISABLED WC

BASEMENT

BEER CELLAR

Temperature controlled.

FIRST FLOOR

GENTS CLOAKROOM

3 urinals, WC and wash hand basin.

LADIES CLOAKROOM

2 WC's and wash hand basin.

STAFF FLAT

Comprising:-

LOUNGE/KITCHEN

BEDROOM

BATHROOM

BOILER ROOM

STORE ROOM

LETTING ROOMS

A total of 14 well-appointed en-suite letting rooms over the ground and first floors, sleeping a total number of 36 guests. There are 7 doubles, 6 family rooms and 1 twin room. 1 of the bedrooms offers disabled facilities with a wet room.

OUTSIDE

CAR PARK

To the rear of the property providing 14 spaces. There is additional parking to the front and side of the premises. There is unrestricted on-road parking.

BEER GARDEN

Laid to lawn with a number of wooden bench seating and tables, positioned across a small access road from the Lugger Inn. We have been informed that this area is held on a long lease at a peppercorn rent from the Local Authority.

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Family Business
3 Generations
Since 1943



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GENERAL INFORMATION

RATEABLE VALUE

We have been informed by the local billing authority that the following Rateable Value applies:

2017 List: £42,500

Please note this is not Rates Payable. Interested parties are advised to contact the Local Billing Authority, West Dorset Council. The domestic accommodation is within Council Tax Band A.

BUSINESS

The Lugger is a very well established and well-known freehouse serving the Dorset coastline between Weymouth and Bridport and beyond. The property has been owned and operated by our clients for over 10 years who are now looking to retire.

The business is well supported throughout the year but thrives during the summer months when the area becomes alive with tourists visiting this beautiful part of Dorset. The area is particularly popular with Commercial Travellers and workmen working in Weymouth and at the large Industrial Estate nearby. The Lugger is also very popular with walkers, cyclists and naturalists together with traditional holiday makers and visitors.

The business operates as a traditional inn with the benefit of 14 en-suite letting rooms which bolsters trade enormously. The Inn is also a popular venue for function trade and the business support numerous skittles teams throughout the year.

There is undoubtedly huge scope to grow the business further under new ownership and build on what is already a very strong platform established by the existing owners.

Trading figures for Year End 31st March 2018 show a turnover of £484,153. Further trading figures will be provided to bona fide interested parties following a formal viewing arranged through the sole selling agents Bettesworths.

TENURE

Freehold (Trade Garden held on long lease).

LICENCE

A premises licence prevails, the main licensable activities being:-

Sale by retail of alcohol for consumption on and off the premises: Monday - Saturday 10:00am to 02:00am; Sunday 10:00am to midnight. Performance of live music and playing of recorded music (Indoors & Outdoors): Monday - Saturday 10:00am - 02:00am; Sunday 10:00 am to midnight. Indoors sporting events: Monday - Saturday 10:00am to 02:00am; Sunday 10:00am to midnight. Late night refreshments (Indoors & Outdoors) Monday - Saturday 10:00am to midnight; Sunday 10:00am to midnight.

SERVICES

We are advised the premises are connected to mains water, drainage, electricity and gas. Gas fired central heating.

PLANNING & DEVELOPMENT

Please note this property lies within the Chickerell conservation area. Please note this property is not listed or an Asset of Community Value.

INVENTORY

To include furnishings and equipment as per an inventory to be supplied, but excluding the owners personal effects.

STOCK

Wet and Dry stock in trade and Bar Glassware will be taken over by the purchaser at valuation on the day of completion.

EPC RATING C

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