



FORMER WHITE HART HOTEL, HOGSHILL STREET, BEAMINSTER, DT8 3AE

FOR SALE | Guide Price £600,000 - £700,000

**Substantial 3 storey former hotel with planning permission for conversion
into 8 residential units**

- Iconic period building set in the heart of a very popular country town
 - Planning and Listed Building Consent obtained
 - Attractive central courtyard



Situation

This substantial period former Hotel is located just off the main square in the centre of the very popular country town of Beaminster in West Dorset. The town is located approximately 6 miles north of the market town of Bridport and a further 2 miles from the Jurassic coast at West Bay. The regional commercial centre of Yeovil is approximately 13 miles to the north, and Dorchester, the County town is 20 miles to the east.

The Property

The Former White Hart hotel comprises at the front 3 storey accommodation which was primarily function rooms and letting bedrooms. The ground floor which was the original bar area has already been converted into 3 shops, which are let and being retained by the Sellers under a 999 year lease. There is an archway leading to a central courtyard with single storey and 2 storey accommodation which formed ancillary areas to the hotel but has been converted into other shops. These are vacant save for a temporary charity occupier in one unit. A passageway leads to an enclosed derelict garden which is not part of the property being sold. A pedestrian right of way is reserved to that area.

Planning

The property is a Grade 2 Listed Building. Planning Approval and Listed Building Consent was obtained in 2006 for the conversion of the building into a mixture of cottages and flats excluding the ground floor shops at the front. These comprise six 2 bed units and two 1 bed units. Minor works were carried out by the Sellers to commence development at that time and Dorset Council have confirmed by the issue of a Certificate of Lawfulness in December 2021 that planning conditions in the 2006 approvals were discharged and as a consequence the permissions were crystallized. Prospective purchasers must satisfy themselves however on all relevant planning issues.

Services

All main services are believed to exist close by

Tenure

The property is sold freehold with the Sellers retaining a 999 year lease of the front shops. The Seller will retain responsibility for the maintenance of those shop fronts and pay a percentage of the insurance premium of the building as a whole .

Method of sale

The property is offered by Informal Tender at a date to be advised.

VAT

Not Applicable

EPC

To be advised

Viewing

Strictly by appointment with the Seller's Sole Agents

Further information including copies of the planning drawings and certificates is available from www.chestersharcourt.com

Further Information

For further information please contact Nigel Jones, Chesters Harcourt, tel: 01935 415454 or email nigel.jones@chestersharcourt.com

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