



9 HOGSHILL STREET

Beaminster, DT8 3AE

Asking Price £110,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Shop in the heart of Beaminster Town. Double fronted north facing shop with two main rooms, Kitchenette and WC. Ideally located at a Zebra crossing forcing pedestrians and traffic to linger at the frontage. The property is being sold with tenants in situ and further information can be sought directly via the selling agent for rental figures and tenancy information.

Situation

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The local area

Beaminster is situated in an Area of Outstanding Natural Beauty with the Jurassic Coast a designated World Heritage Site only a 15-minute drive away. The old town of Beaminster is formed around its central square and served by an excellent selection of independent boutique shops, fruit & veg shop, traditional butcher, mini supermarket, beauty salon, cafes, doctors' surgeries, book shop, hardware store, pubs and restaurants, and a country house hotel, to name but a few! There is much to explore and enjoy in and around Beaminster which is a thriving community holding many events, such as arts week and open garden schemes throughout the year. Fantastic walking in the rolling hills around the town is abundant with many footpaths and trails to explore. A great choice of independent schools is available nearby from pre-prep right through to sixth form and the property is within walking distance to Beaminster school.

Local Authority

Dorset Council Council Tax Band:

Tenure: Share of Freehold

EPC Rating:



PROPERTY DESCRIPTION

Main Shop Floor

Part glazed door in from street. Bay window to front aspect. Utility cupboard. Doors off to further room, kitchen and rear exit.

Shop 2nd Room

A useful additional room that could provide further retail space, or office / storage / treatment / consultation space. Bay window to front aspect

Kitchen (Shop)

6'6" x 5'9" (1.98 x 1.75)

Galley Kitchen has fitted base units with worktop over incorporating sink & drainer. Door off to WC.

WC (Shop)

Wash hand basin & close coupled WC.

Shop Rear Access

Door located at the rear of the property provides a second exit. There is no parking included.

Further information

The shop is currently let (correct at 5/10/22 but subject to change)

Details of individual rents achieved and yields are also available via the selling agents who currently manage the property.

The rateable value for the shop commercial unit 9 Hogshill Street is £6,800 but this may be currently exempt.

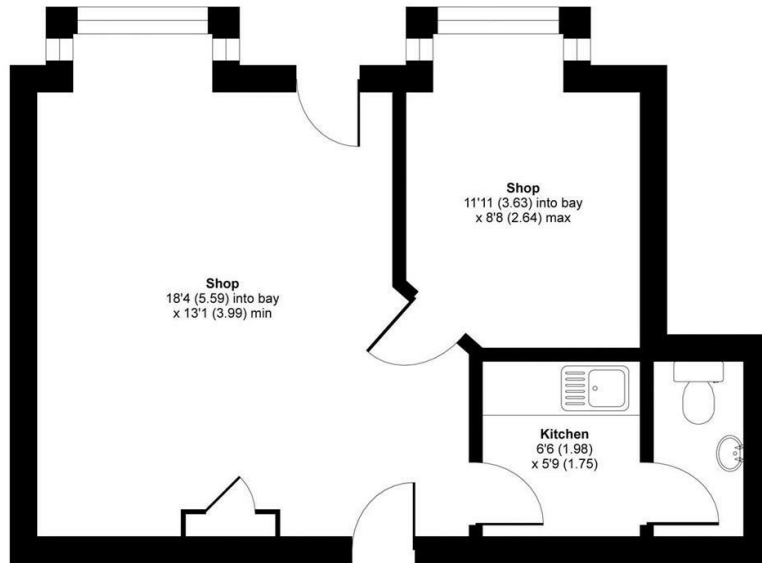
Tenure

Upon the sale of the property a new lease will be granted by the freeholder. Details of this have not been finalised but the buyer's solicitor will be able to scrutinise the details during the conveyancing process.

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Approximate Area = 415 sq ft / 38.5 sq m

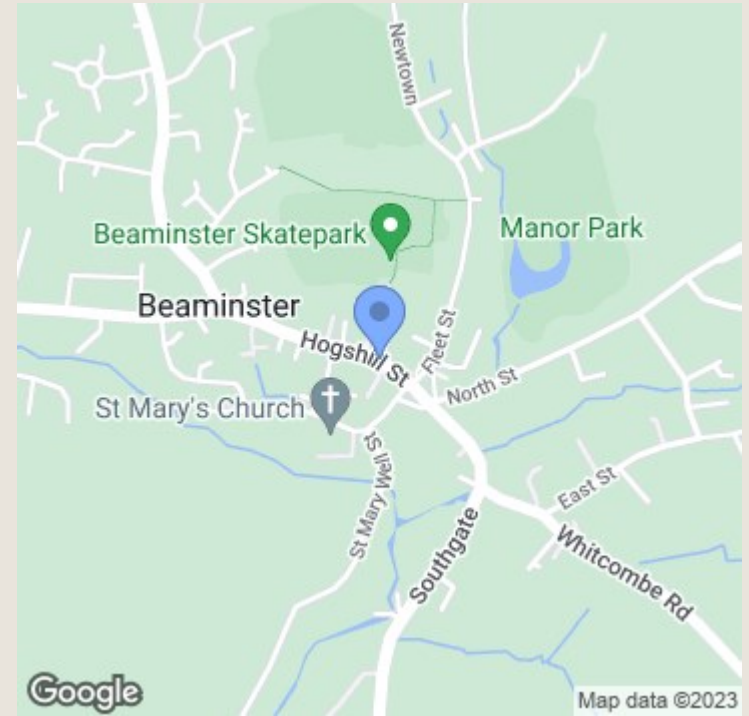
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2020. Produced for Mayfair Town & Country. REF: 655999



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01308 862606

beaminster@mayfairproperties.net

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

