



7A & 9 HOGSHILL STREET

Beaminster, DT8 3AE

£185,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Shop & Flat in the heart of Beaminster Town.

Double fronted north facing shop, ideally located at a Zebra crossing forcing pedestrians and traffic to linger at the frontage. The flat has its own entrance so is independent of the shop.

Freehold property sold with tenants in situ. Further information can be sought directly from the selling agent for rental figures and tenancy information.

Situation

Located in Beaminster's old town, close to many local amenities including independent shops, mini super-market, post office, pubs, restaurants, greengrocer, butcher and GP surgery.

The local area*

5.4 x miles – Crewkerne Train Station (with direct link to Waterloo)

0.1 x miles – The Square, Beaminster

7.6 x miles – Bridport Town + 1.2 miles to the Jurassic Coastline

* Distances are approximate & sourced from Google Maps

Local Authority: Dorset Council.

EPC Rating: Exempt – Listed Property.

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

01308 862606

BEAMINSTER@MAYFAIRPROPERTIES.NET



PROPERTY DESCRIPTION

Main Shop Floor 18' 4" into bay x 13' 1" (5.59m into bay x 3.99m)
Part glazed door in from street. Bay window to front aspect. Utility cupboard. Doors off to 2nd room, kitchen, rear exit.

Shop 2nd Room 11' 11" into bay x 8' 8" (3.63m into bay x 2.64m)
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" (1.98m x 1.75m)
Galley Kitchen has fitted base units with worktop over and sink & drainer. Door off to WC.

WC (Shop)
Wash hand basin & close coupled WC.

Flat Entrance / Shop Rear Access
Door located at the rear of the property. Lobby with door to stairs rising to first floor flat 7a. Shop rear access is also via this lobby.

Kitchen / Living Room 19' 3" x 16' 7" (5.87m x 5.05m)
Dual aspect with views onto Hogshill Street at the front and across town to the rear. Fitted Kitchen with Breakfast Bar. Door off to Bedroom.

Bedroom 11' 9" x 9' 8" (3.58m x 2.95m)

Double Bedroom. Window to front aspect. Door off to Ensuite Bathroom.

Bathroom
White suite comprising wash hand basin, close coupled WC and bath with shower over. Window to rear aspect.

Further information
Being sold with the full freehold benefit. The flat is currently let under an AST (correct at 3/6/21 but subject to change)

The flat is subject to a Section 106 Agreement (does not apply to the commercial unit) under affordable housing rules. Meaning the flat must be sold or let at 35% below market value. The asking price takes this into account already, as does the current tenancy, but this must be upheld by the new owner.

Further details of the Section 106 Agreement are available to view via the selling agent Harriet Stacy-Marks
(harriet.stacy-marks@mayfairproperties.net)

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

The rateable value for the shop 9 Hogshill Street is £6,800.

FLOOR PLAN

7a Hogshill Street, Beaminster, DT8 3AE

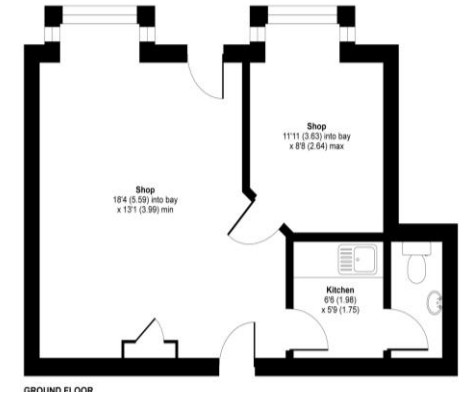
Approximate Area = 449 sq ft / 41.7 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Mayfair Town & Country. REF: 655998

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. Floor plans – All measurements wall, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation 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 - Introduction fee of up to £240 Inc. VAT, HD Financial Ltd - Introduction fee of up to £240 Inc. VAT.

