

THE
BRITANNIA

BRITANNIA INN

17 FORTUNESWELL, PORTLAND, DORSET,
DT5 1LP

THE BRITANNIA

FREEHOLD PUBLIC HOUSE FOR SALE WITH VACANT POSSESSION

ENJOY OUR SECLUDED
BEER
GARDEN

savills



HIGHLIGHTS INCLUDE:

- Intimate ground floor trading area (35 customers)
- Rear trade garden (35 customers)
- Overall GIA approximately 3,165 sq ft (294 sq m)
- Plot extends to approximately 0.046 acres (0.018 hectares)
- Includes 4-bedroom living accommodation
- Freehold Guide Price £350,000 plus VAT

LOCATION

The Britannia Inn is located in Portland, a tied island 4 miles (6km) long by 1.7 miles (2.7km) wide in the English Channel.

The southern tip, Portland Bill lies 5 miles (8km) south of the resort of Weymouth, forming the southernmost point of the county of Dorset. The A354 passes close to the front of the property leading across the causeway to Weymouth.

The population of Portland is approximately 13,417 persons. The immediate vicinity comprises of predominantly residential uses.

DESCRIPTION

The property comprises an end of terrace three storey public house with painted elevations under a pitched tile roof. The Gross Internal Area extends to approximately 3,165 sq ft (294 sq m).

TRADE ACCOMMODATION

Internally, the ground floor comprises an intimate trading area with a central bar servery (35 customers).

To the rear are both male and female WC facilities and a pool table, with additional seating for drinking custom provided.

LIVING ACCOMMODATION

First floor level is accessed to the rear of the bar area and comprises a living room, one double bedroom and a kitchen.

Second floor level includes a further three double bedrooms and shared bathroom.





EXTERNAL AREAS

A trade garden is located to the rear of the property, with seating arranged across loose benches (35 customers).

PLANNING & CONSERVATION

Under the Town and Country Planning (Use Classes) Order 1987 (as amended) we understand the property benefits from Sui Generis (public house) use.

The property is Grade II listed and located within a conservation area. The local authority is Dorset Council.

FIXTURES & FITTINGS

All fixtures and fittings owned outright by the vendor will be transferred upon completion.

PREMISES LICENSE

The property benefits from a premises license which permits the sale of alcohol; details to be provided.

EPC

The subject property has an EPC Rating of E-123.



RATEABLE VALUE

The subject property is on the 2023 Rating List with a Rateable Value of £10,500. The Small Business Multiplier is currently £49.1p. Please check www.voa.gov.uk for up to date information.

TENURE

Freehold with vacant possession upon completion.

PRICE

Offers in the order of £350,000 are invited for the freehold interest.

VIEWINGS

Viewings can be arranged by appointment with sole agents Savills.

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all purchasers. Prospective purchasers will need to provide proof of identity and residence.

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