

4 THE SQUARE

Beaminster, DT8 3AS

BUSINESS NOT AFFECTED



Key Highlights

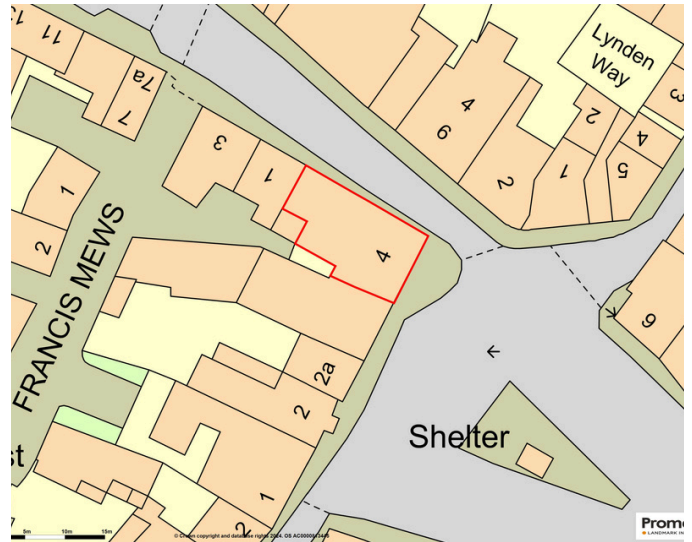
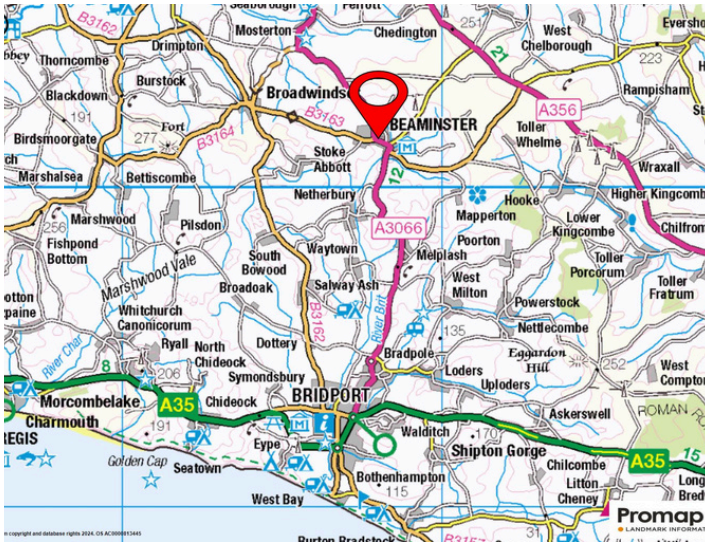
- Freehold mixed use commercial/residential investment
- Property arranged over three levels extending to approx. 2,874 sqft (267 sqm)
- We are seeking offers in the region of excess of £760,000 reflecting a Net Initial Yield of 4.49% and a capital value of £265 per sqft
- Commercial restaurant business unaffected by sale
- Current combined rent of £36,000 per annum
- Let to an Award Winning restaurant featured in Michelin Guide 2023 and in UK's 100 Best Local Restaurants

SAVILLS SOUTHAMPTON
Mountbatten House, 1 Grosvenor Square
Southampton SO15 2BZ

+44 (0) 23 8071 3900

[savills.co.uk](https://www.savills.co.uk)

savills



Location

Beaminster is a small, historic market town in Dorset, England. Nestled in a valley surrounded by the rolling hills of the Dorset Area of Outstanding Natural Beauty, it is known for its picturesque setting and charming architecture. The town features a range of Georgian and early 19th-century buildings, including the notable parish church of St. Mary, which dates back to the 15th century. Beaminster has a vibrant community spirit, with local shops, cafes, and restaurants contributing to its friendly atmosphere. The town hosts various events throughout the year, such as the Beaminster Festival, which showcases music, art, and literature. The surrounding countryside offers ample opportunities for walking, cycling, and exploring the scenic landscapes of Dorset. Beaminster is 15 miles northwest of the county town Dorchester.

Property Description

The property comprises a commercial restaurant arranged over the ground and first floors and self-contained residential letting accommodation on the second floor. The property is of a stone construction and of three floors above street level under a pitched tile roof occupying an end of terraced location.

Internal Description

GROUND & FIRST FLOORS

The ground floor trading area is fitted out to high standard as a modern restaurant with an open plan trading area and ancillary spaces.

FIRST FLOOR

The first floor provides the customer WC's, office, kitchen, stores and part of the manager's flat with a bathroom and kitchen.

SECOND FLOOR

3-bedroom flat which comprises:

- Hallway - extra storage cupboards throughout
- Kitchen - space for under counter washing machine and fridge
- Reception - views over the square
- Bedroom 1 - views over the square
- Bathroom
- Bedroom 2 - double-glazed
- Bedroom 3 - double-glazed

We understand the approximate Gross Internal Area of the property is as follows:

FLOOR	FT2	M2
Ground - Restaurant	996	92.53
1st - Restaurant	782	72.65
2nd - Residential (Flat)	1,096	101.82
TOTAL	2,874	267

SAVILLS SOUTHAMPTON
Mountbatten House, 1 Grosvenor Square
Southampton SO15 2BZ

+44 (0) 23 8071 3900

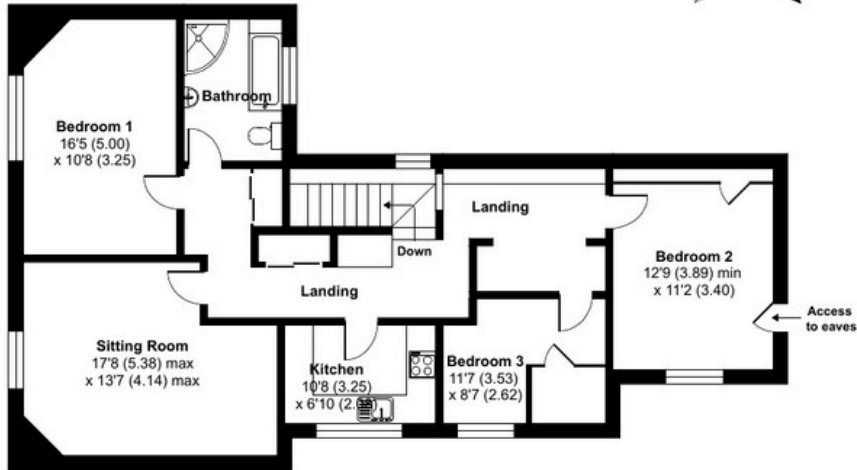
savills.co.uk



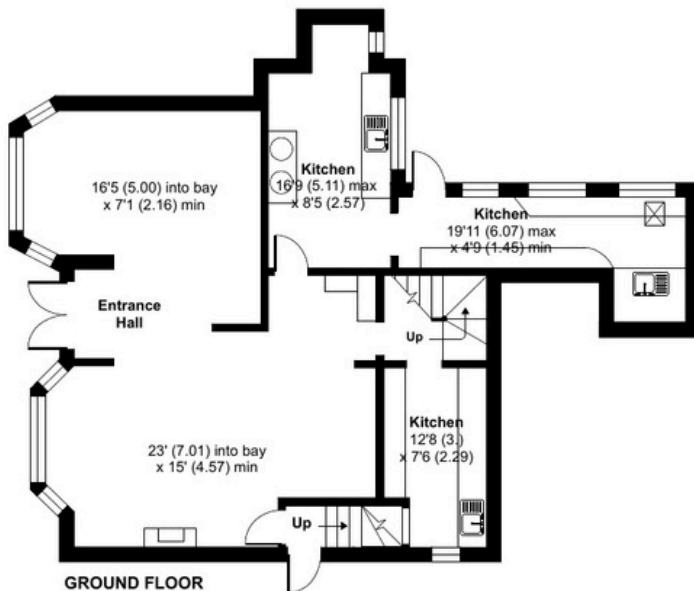
4 The Square, Beaminster, DT8 3AS

Ground Floor = 996 sq ft / 92.5 sq m
 First Floor = 782 sq ft / 72.6 sq m
 Second Floor = 1096 sq ft / 101.8 sq m
 Total = 2874 sq ft / 266.9 sq m

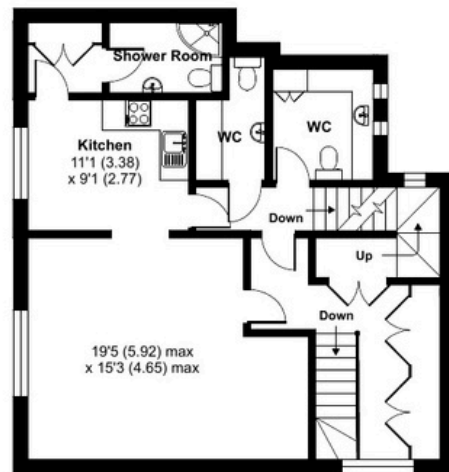
For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Savills plc (Licensed Leisure). REF: 1129662

SAVILLS SOUTHAMPTON
 Mountbatten House, 1 Grosvenor Square
 Southampton SO15 2BZ

+44 (0) 23 8071 3900

savills.co.uk





Planning & Conservation

The property is administered by Dorset Council and located within Beaminster Town Council. We understand that the property is Grade II listed, and is located within the Beaminster Conservation Area.

Under the Town and Country Planning (Use Classes) Order 1987 (as amended) we understand the property benefits from Commercial Use Class E (restaurant) use and the residential part C3. We recommend parties satisfy themselves on these points.

Tenure & Tenancy

The property is held freehold (Title Number: DT186857). The commercial restaurant business is NOT for sale and is unaffected. The commercial property is let to Chidcombe Limited on the remainder of a 6 year lease at a rent of £24,000 per annum. The residential is let on a 12 month AST at £1,000 per calendar month.

Terms

We are instructed to invite offers in the region of £760,000 which reflects a Net Initial Yield of 4.49% after deducting the usual purchasers costs. The restaurant business will continue to trade unaffected from the premises during the marketing of the property and post completion of the sale. The residential letting property is currently let on a 12 month AST until summer 2025.



SAVILLS SOUTHAMPTON
Mountbatten House, 1 Grosvenor Square
Southampton SO15 2BZ

+44 (0) 23 8071 3900

savills.co.uk





EPC/Council Tax

Domestic Flat 2 EPC D-64 / Council Tax Band-B.
Non-Domestic EPC B-43.

VAT

It is envisaged that the property will be sold as a TOGC so the transaction should therefore be exempt from VAT on the basis that the purchasing entity is VAT registered.

Fixtures & Fittings

The fixtures and fittings are currently owned by the occupational tenant.

Money Laundering

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

Viewing

All viewings must be made strictly by prior appointment with Savills and under no circumstances should any direct approach be made to any of the occupational tenants' staff or residents.

Contact

Chris Bickle

Director

+44 (0) 2380 713 900

cbickle@savills.com

IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Designed & Produced by Savills Creative Services: 020 7499 8644 | Month 11/07/24.

The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, with the 'i's having dots, set against a yellow background.