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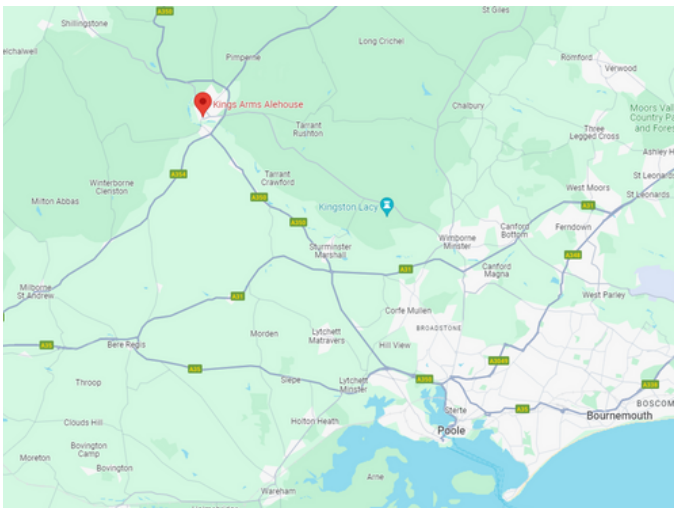
Kings Arms

White Cliff Mill Street, Blandford Forum,
Dorset DT11 7BE

Freehold
£400,000

FEATURES

- Historic Dorset town centre 5,500 sq ft hotel and pub
- Fantastic development opportunity suitable for a variety of uses subject to planning consent
- Eleven sizable bedrooms, five bathrooms, three separate WCs
- Separate two-bedroom flat and bed-sit
- Three ground floor business trading areas plus ancillary rooms
- First floor function room and commercial kitchen
- Courtyard, four external stores and separate detached store
- Ten space car park
- Located in the heart of the town centre close to multiple retailers



£400,000 for the
Freehold Property

LOCATION

Blandford Forum is a market town in Dorset situated along the River Stour.

This is an affluent town with around 10,000 residents as well as for the Blandford Camp Military Base just outside the town.

Nearby Towns include Poole, Salisbury and Shaftesbury.

Important sectors in the town's economy include public administration, education and health, distribution, production and construction. There are five industrial estates around the town.

The King's Arms is situated in the centre of the town with many residential properties nearby as well as retail businesses including Holland & Barratt, Clarks, Nat West and Lloyds.

THE BUSINESS PREMISES

Entrance Vestibule (2.2 m x 1 m)

Leads to:

Interior Hallway (3.7 m x 2.6 m)

To the right-hand side is:

Main Bar Servery (7.3 m x 5.3 m) With stripped wooden floor, feature fireplace, panelled bar and half panelled walls.

Left-Hand Customer Area (7.6 m x 7.3 m) With stripped wooden floor, panelled walls, sash window.

Rear Bar – including Bar Servery (9.6 m x 9.8 m) With flagstone floor.

Gents WC (3.1 m x 3.2 m) With two urinals and one low level flush WC.

Ladies WC (4.2 m x 4.1 m)

Second Ground Floor Vestibule



Ground Floor Bed-Sit (3.5 m x 5.5 m)

With fitted kitchenette and shower room.

First Floor

There are three separate staircases - two from the Bar Areas and one external.

Function Room (11.5 m x 5.6 m)

Commercial Kitchen (2.8 m x 7 m) With extraction.

Vestibule leading to:

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Room 1
(2.7 m x 2.8 m)

Room 2
(4.6 m x 3.8 m)
Including en-suite shower room.

Room 3
(3.7 m x 4.7 m)
Including en-suite shower room.

Room 4
(3.4 m x 5.7 m)
Including en-suite shower room.

Room 5
(4.9 m x 3.5 m)
Including en-suite shower room.

Self-Contained Apartment

With vestibule leading to:

Lounge
(3.4 m x 3.4 m)

Double Bedroom 1
(3.2 m x 3.5 m)

Double Bedroom 2
(2.8 m x 2.7 m)

Shower Room
(2.6 m x 1.6 m)

Stairs to Second Floor Landing

Room 1
(2.1 m x 9 m)

Room 2
(2.6 m x 2.6 m)

Room 3
(2.6 m x 2.7 m)

Two WC Cubicles

Separate Shower Room

Room 4
(2.7 m x 2.7 m)

Room 5
(2.8 m x 3.4 m)

Room 6
(2.5 m x 2.1 m)



OUTSIDE

There is a large yard leading to a number of ground floor stores, which are located under some of the current first floor rooms, therefore easy to incorporate within the building footprint.

External Store 1
(5.5 m x 3.1 m)

External Store 2
(4.9 m x 1.1 m)

External Store 3
(5.2 m x 2.1 m)

External Store 4
(4.8 m x 6 m)

Including fitted bar and pool table.

There is an additional detached outside building with two storage units integrated.

Courtyard
(10 m x 20 m)

Car Park
Situated opposite the main building with 10 car parking spaces.

THE PROPERTY

Is semi-detached.

The property is Grade II Listed and a former coaching inn.

There is gas-fired central heating throughout.

THE BUSINESS

Is currently closed.

TENURE

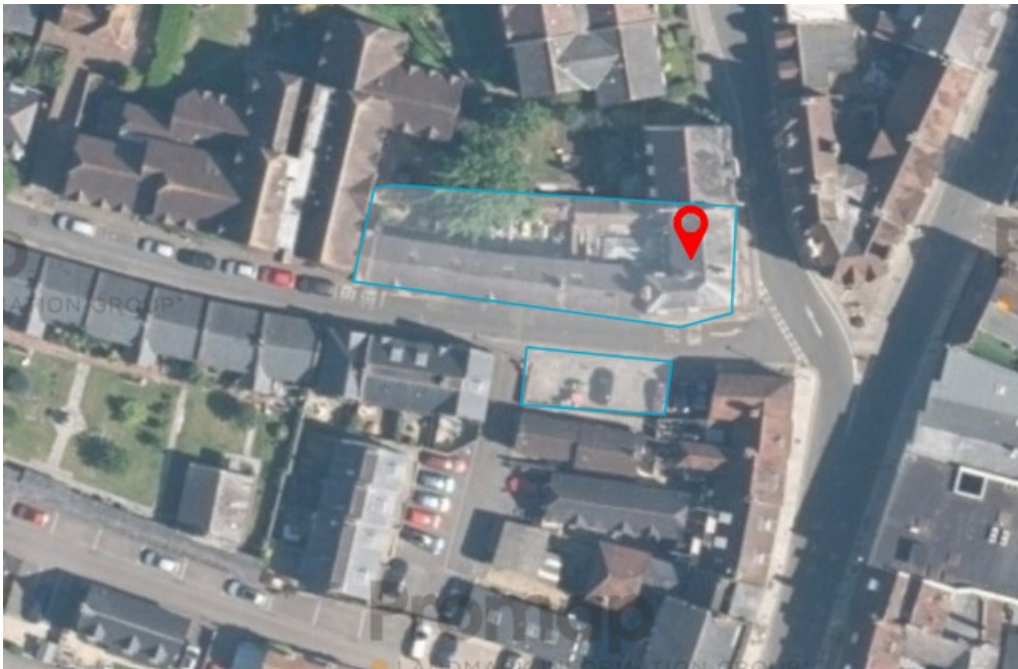
Freehold.

Rateable Value

Current rateable value (1 April 2023 to present) £17,250.

EPC – link

<https://find-energy-certificate.service.gov.uk/energy-certificate/9824-3092-0812-0290-7095>



VIEWING AND FURTHER INFORMATION

Please Call:
0333 414 9999 (Monday-Friday 9am-5pm)
Bruce Sprosen 07467 947296 (Out of Hours)
Please Email: bruce@sprosen.com

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