

Symonds
& Sampson

Cattistock Stores

POST OFFICE

Cattistock
Dorchester, Dorset

Cattistock Stores

Cattistock
Dorchester
Dorset DT2 0HY



- Attractive village convenience store
- Post office and tearoom (not currently open)
 - Two self-contained 2 bedroom flats
 - Garden
 - Off street parking
 - Popular village location

Guide Price £650,000

Freehold

Dorchester Sales
01305 261008
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THE DWELLING

An attractive village convenience store incorporating post office and tearoom/café (not currently open), in this desirable and vibrant West Dorset village, surrounded by countryside.

Fronting the main street passing through the village, surrounded by sought after character properties, being easily accessible with an abundance of unrestricted on street car parking.

Benefits from two large self-contained 2 bedroom flats above, suit owner occupation or can be let (currently both flats let), with the added benefit of car parking and garden.

ACCOMMODATION

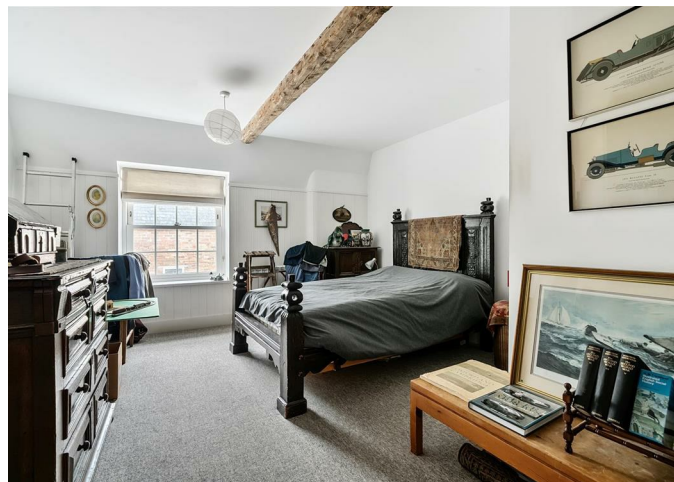
This impressive and expansive property occupies a substantial and highly valuable site. Over the years, it has undergone significant investment and improvements, resulting in the high standard it boasts today.

The building is thoughtfully configured to offer a spacious retail area, a dedicated post office space, and a tearoom with its own kitchen and cloakroom, which could be sublet for additional income. It also includes ample shop storage and additional cloakroom facilities.

The property further benefits from two large, self-contained two-bedroom flats located on the upper floors, making them ideal for owner occupation or rental opportunities.

OUTSIDE

To the rear of the property is a garden and off street parking.





SITUATION

Cattistock Stores is within both a Conservation Area and an Area of Outstanding Natural Beauty, situated towards the southern edge of the village. The village is of considerable character and has a noted Victorian parish church, cricket ground, football field, children's playground, village hall and well regarded public house, The Fox and Hounds.

Local facilities in Maiden Newton, about 1 mile, include shops, petrol station and Spar, primary school, doctors' surgery and railway station on the Dorchester/Yeovil to Bath/Bristol line.

There are many hostleries in the area including Summer Lodge at Evershot. The beautiful rolling countryside is well interspersed with footpaths and bridleways.

DIRECTIONS

what3words:///dressings.digit.nips

SERVICES

Mains water, electricity and drainage.
Flats have "Rointe" electric heating

Broadband - Superfast speed available
Mobile - You are likely to get mobile coverage both indoors and outdoors
(<https://www.ofcom.org.uk>)

Council Tax Band:
(Dorset Council - 01305 251010)
Flat 1 B
Flat 2 C

Current rateable value for Cattistock Stores Ltd, Cattistock, Dorchester, Dorset, DT2 0HY,
Shop and premises (1 April 2023 to present) £5,400 - full Business Rate relief at present



MATERIAL INFORMATION

Long established and under current ownership the last 10 years, supporting the surrounding residential community, and benefiting from passing trade.

Operated on a lifestyle basis, only trading half days, closing 1.00pm latest, Sales 2023 £158,429 ex Vat, Gross Profit £29,693, additional Post Office Remuneration £20,834, excludes tearoom (previously let at £500 pcm), can easily be operated by a couple, offering scope to build on the current levels of trade through increased opening hours and development of the tearoom.

We are advised by the vendor that the property has never flooded. For further available information please use: <https://www.gov.uk/check-long-term-flood-risk>

EPC
Commercial - C 72
Flat 1 - D 62
Flat 2 - D 64

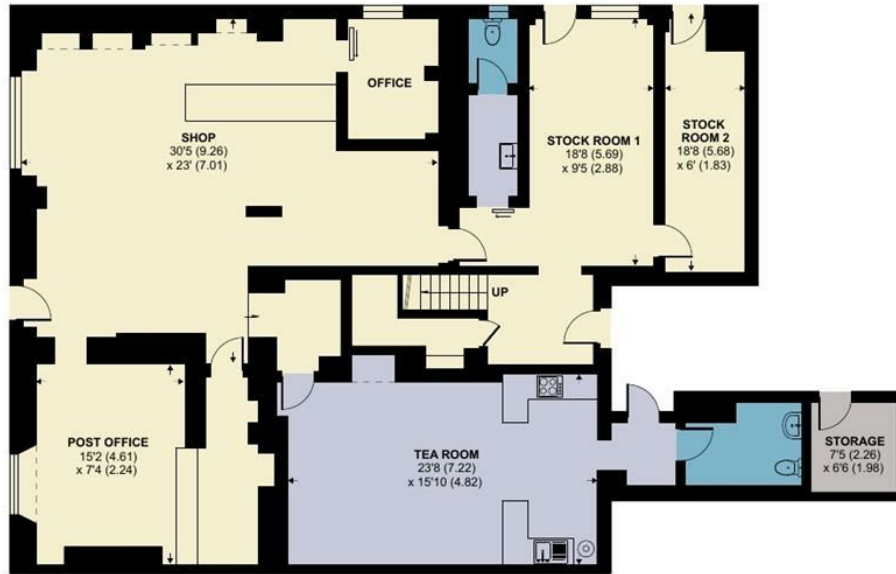
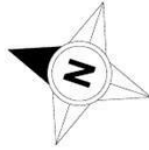
Cattistock, Dorchester

Approximate Area = 4010 sq ft / 372.5 sq m

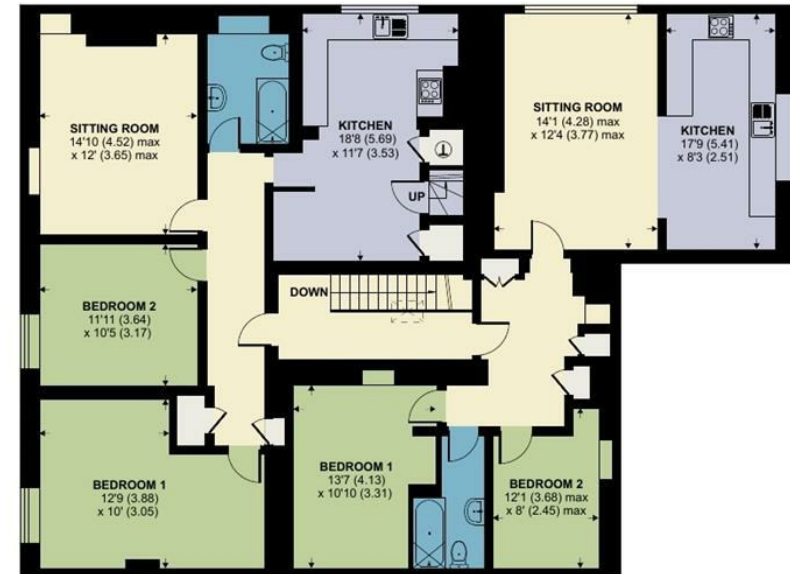
Outbuilding = 44 sq ft / 4 sq m

Total = 4054 sq ft / 376.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checon 2024. Produced for Symonds & Sampson. REF: 1176648



Dorchester/ATR/09.09.2024



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