



Primmer Olds **BAS**

# FOR SALE/TO LET

Former Inn

92 HIGH STREET, FORDINGTON, DORCHESTER, DORSET DT1 1LD

## KEY FEATURES

- Suitable for similar or alternative uses subject to any necessary consents
- Characterful historic building of c 3,500 sq ft (325 sq m) arranged over ground & first floors
- Site area: 0.283 acres. ( 0.1145 ha)
- Freehold Owner Occupier/Investment /Development Opportunity
- Good sized rear car park and gardens
- Attractive area of Fordington within Dorset's county town



Primmer Olds B-A-S  
43 High Street, Wimborne, Dorset, BH21 1HR  
Enquiries: Call us on 01202 887 555



CALL US ON 01202 887 555 | [WWW.PRIMMEROLDSBAS.CO.UK](http://WWW.PRIMMEROLDSBAS.CO.UK)

# 92 HIGH STREET, FORDINGTON

## DESCRIPTION

Fordington was originally a separate village but nowadays is a characterful area of Dorchester. The former Bull's Head Inn is prominently located fronting High Street approximately half a mile east of the town centre.

A substantial two storey property under a main pitched roof with single storey sections to the rear. To the rear of the property and accessed off the High Street via an adjacent vehicular access is a tarmac surfaced car park together with a large terraced garden.

The premises are considered suitable for hospitality trades and may also lend themselves well to alternative uses such as nursery school, educational or medical orientated uses including veterinary surgery or potentially for office / co working type space.

## ACCOMMODATION

The ground floor extends to around 2,250 sq ft (209 sq m) and comprises public bar, lounge bar, ancillary areas, boiler room, beer, cellar, male and female WC's, kitchen, wash up, larder, skittle alley with adjacent small bar.

The first floor extends to around 1,280 sq ft (119 sq m) and comprises five double bedrooms, bathroom and staff room/potential lounge plus kitchen

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

## EPC

Asset Rating D84

## TERMS

Offers invited in the Region of £350,000 for the freehold interest with vacant possession. Alternatively the premises are available by way of a new full repairing and insuring lease for a term to be agreed at an asking rent of £30,000 per annum, exclusive. The lease will incorporate upwards only rent reviews at 5 yearly intervals.

Please note VAT is payable on the rents/purchase.

## PLANNING

Applicants should make their own enquiries of the Local Planning Authority - Dorset Council: [planningwest@dorsetcouncil.gov.uk](mailto:planningwest@dorsetcouncil.gov.uk)

## RATES

Rateable Value £7,000

Source - [voa.gov.uk](http://voa.gov.uk)

The 2023/2024 small business multiplier is 0.499 (49.9p payable per £1). This determines what business rates are payable. All parties are advised to make their own enquiries for confirmation.

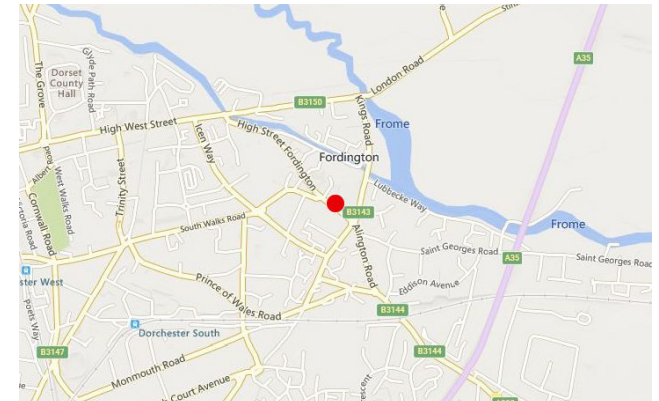
\*If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable. We advise all parties speak to the local authority in the first instance for confirmation.

## CODE OF LEASING

All interested parties should be aware of the Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.

## MONEY LAUNDERING

Please note all prospective purchasers will need to be verified for "Anti Money Laundering" purposes prior to issuing memorandum of agreed terms of sale



VIEWING & FURTHER INFORMATION: CALL 01202 887 555

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