

*Waterside Self-Catering Business of
Unique Character and Charm Originally
Dating Back to 15th Century with
Enormous Potential for Various Uses*

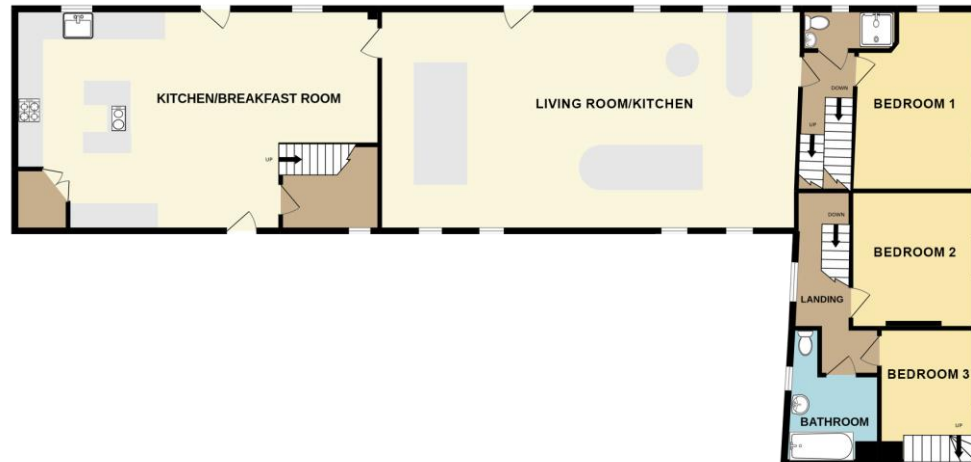


THE OLD MILL
MILL STREET, CORFE MULLEN, WIMBORNE, DORSET BH21 3RH

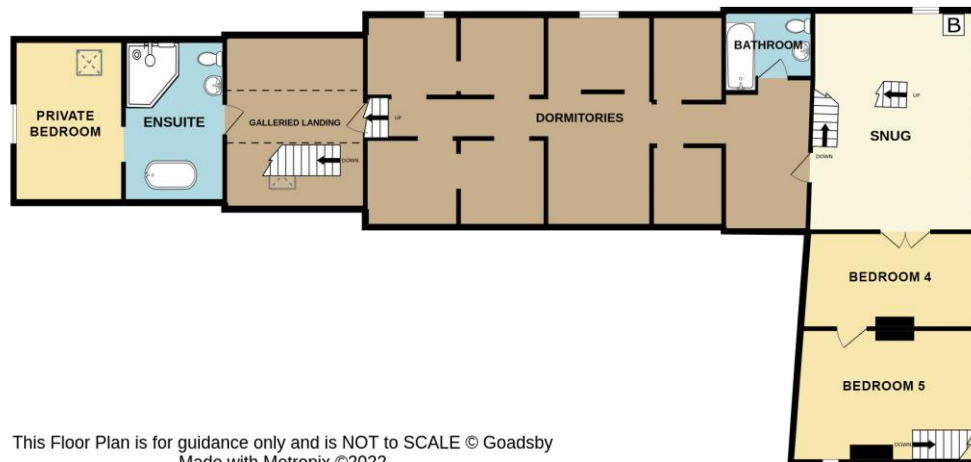
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Ground Floor



First Floor



Second Floor

This Floor Plan is for guidance only and is NOT to SCALE © Goadsby
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LOCATION

Wimborne Minster approx. 2.5 miles. Poole Town Centre approx. 6.5 miles. Blandford Forum approx. 8 miles. Bournemouth Town Centre within 10 miles. Bournemouth International Airport approx. 10 miles.

FEATURES

Dorset's oldest and largest mill. Prominent location. Unique opportunity suiting restaurant, B&B, tea rooms, retail showroom/workshop or wedding venue. Currently 4* self-catering accommodation. Working water wheel. Direct river access. Retirement sale after 20 year ownership. Potential for green energy and further development s.t.p.p. Guest use bicycles and canoes. Bespoke furnishings and fittings. Parking for 30/40 vehicles. Viewing essential to be appreciated.

SUMMARY OF ACCOMMODATION

Letting Cottage

- 5 Letting Bedrooms (one 4 poster)
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Snug Lounge
- Extensive Games/Family Room (formerly a Restaurant)

NB For an alternative use the cottage could be occupied as owners accommodation.

Private Accommodation

- Living Room (with Kitchen Area)
- Kitchen/Breakfast Room
- Master Bedroom (with en-suite bathroom)
- 8 Partitioned Dormitories
- Extensive Workshop area
- Conservatory
- Various Outbuildings

TRADING & BUSINESS

We are informed the cottage generates between £30-£50,000 a year however it is felt this figure could easily be increased with wider more active marketing

LICENCES/PERMISSIONS

Planning consent has been granted to divide the property into 3 dwellings Application No's. 3/19/0810/FUL and 3/19/0811/LB. A block of 4 garages offers potential for further development s.t.p.p.

RATEABLE VALUE

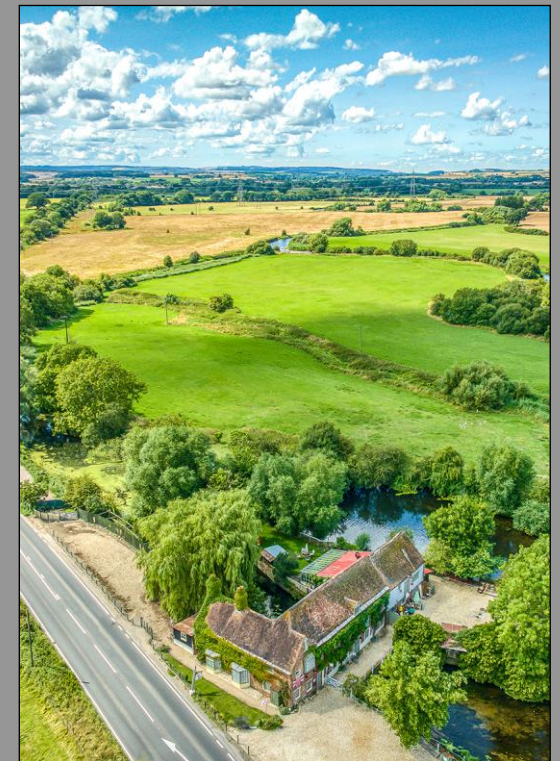
£3,100 at the Uniform Business Rate of 49.9p in the £ for 2023/24. For the year 2023/24 small businesses with a rateable value up to £12,000 will receive 100% rates relief. Council Tax Band "F". Information taken from the Valuation Office Agency website.

TENURE

The premises are held on two 999 year leases commencing in 1918 at a rent of £125 per annum. If required, the FREEHOLD, which includes additional surrounding land can be purchased for £65,000.

PRICE
£999,500.

EPC RATING
Exempt



Ref: H22832



BOURNEMOUTH
& WINCHESTER

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IDENTIFICATION: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

AGENTS NOTE: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of an offer or contract. At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, as to the structural integrity of the premises and condition/working order of services, plant or equipment. All distances and measurements are approximate and should not be relied upon. Plans are for illustrative purposes only. Goadsby do not take responsibility for such items that be subject to hire, lease, or hire purchase agreements and recommend that purchasers satisfy themselves in this regard. Photographs are reproduced for identification purposes only and it cannot be inferred that any item shown is included within the purchase. Viewing is strictly by appointment through Goadsby.

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