

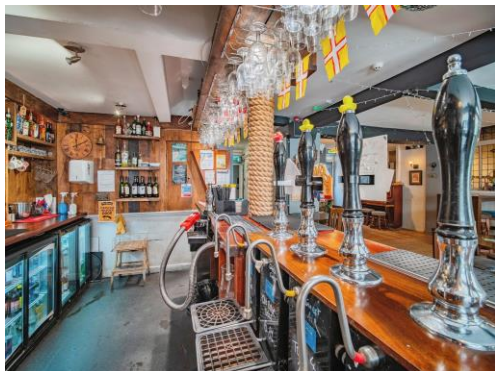


Connells

Tom Browns & Autobitz High East Street
Dorchester

Tom Browns & Autobitz High East Street Dorchester DT1 1HU

for sale guide price
£640,000



Property Description

The property comprises two adjoining mid-terrace buildings known as Tom Browns and Autobitz, located in a prominent position in central Dorchester. Tom Browns is a well-established public house arranged over ground and first floors, featuring a function room on the upper level and a spacious beer garden to the rear. Above the licensed trade areas are two self-contained residential flats, arranged over the first and second floors. Adjacent to this, Autobitz is a commercial premises (Use Class E) comprising a large open-plan retail showroom on the ground floor, upper-level storage, and a rare and substantial rear barn currently used for additional storage purposes.

Full planning permission has been secured for a comprehensive mixed-use redevelopment. The approved scheme includes the retention and continued use of the ground floor of Tom Browns as a public house (currently under management), conversion of the vacant Autobitz retail unit into a commercial unit, and the creation of four new residential flats above. To the rear, consent has been granted for the construction of five new dwellings (three houses and two flats), alongside associated access improvements and landscaped communal areas.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Internal Accommodations

Tom Browns Public House offers a traditional ground floor bar area, a skittle alley/function room, a fully equipped commercial kitchen, and a lower ground floor beer cellar.

Residential Flats are located above the public house. The first floor flat is a generously sized three-bedroom apartment comprising a separate dining room and sitting room, along with a family bathroom. The second floor flat offers two bedrooms, a fitted kitchen, a separate lounge, a shower room, and a separate WC, providing well-proportioned living space suitable for owner-occupation or letting.

Autobitz Unit includes three sizeable open-plan retail zones on the ground floor, three individual office rooms, a staff kitchen, and a substantial rear barn ideal for storage or ancillary commercial use. On the first floor, there are two additional storage rooms, offering further scope for commercial or alternative use subject to planning.

External Features

The rear of the site includes a generous beer garden and courtyard with seating capacity for approximately 60 patrons, serving as a valuable outdoor amenity for the public house.

Location

Situated at 47-48 High East Street, the property enjoys a prime location in the heart of Dorchester, the historic county town of Dorset. The town benefits from strong transport links, with the A35 and A37 connecting it to nearby centres such as Bridport, Weymouth, and Poole. Dorchester is also well served by public transport, with Dorchester South and Dorchester West stations providing mainline rail services to regional and national destinations.

Total Site Area: 0.406 acres (0.164 hectares)

Planning Information

Full planning permission was granted on 15 October 2024 under reference P/FUL/2021/02397. The consent allows for the refurbishment of No. 47, including conversion of the rear into a residential dwelling (Use Class C3), and the demolition and reconstruction of No. 48 to provide a ground floor commercial unit (Use Class E or Public House (Sui Generis)) with four residential flats above. Additionally, the approved plans include the development of five new dwellings—three houses and two flats—positioned to the rear of the site, complete with access arrangements and landscaping.

Tenure

The property is offered for sale on a Freehold basis.

Service

We are advised that all mains services are connected to the property.

Rateable Values & Council Tax

According to the latest figures from West Dorset District Council:

o Tom Browns: £13,750

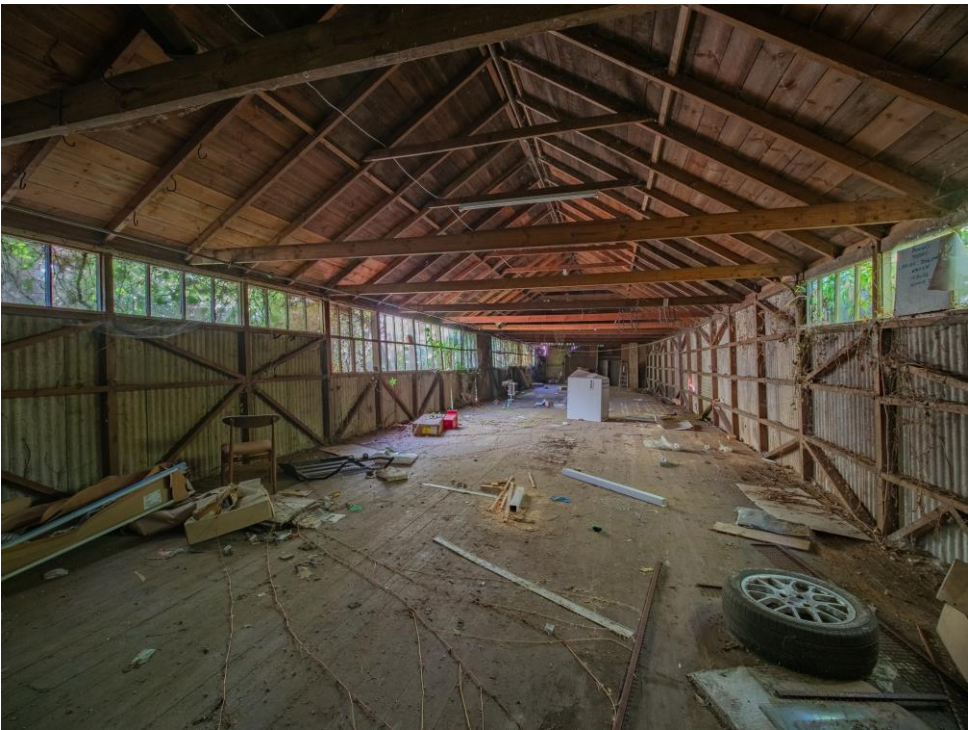
o Autobitz: £23,250

Each residential flat is self-contained and assessed within Council Tax Band B.

Licensing

The premises benefits from an existing premises licence.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01305 266 755
E Dorchester@connells.co.uk

3 High West Street
 DORCHESTER DT1 1UH

EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/DCH309304



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: DCH309304 - 0004