

Location

Beaminster is a small historic market town in Dorset within the Area of Outstanding Beauty. The population is in the region of 3000 which increases significantly in the summer tourist months. The town is located approximately 6 miles north of Bridport, 13 miles south of Yeovil with the county town of Dorchester 20 miles east.

Situation

The property is located in the 100% prime part of market square of Beaminster where all the principal shops are located.

Description

The property is an attractive Grade II listed shop premises (List entry no.1210693) comprising two properties combined into an extensive retail and restaurant use The property has considerable architectural attractive features such as two shop fronts, stone fireplaces etc however has been altered and extended. Over the years a café area has been added along with a café building together with a most attractive external eating area.

To the left of the property is an entrance door leading to a house to the rear and 21a above which is a residential flat.

Rateable Value

2023 valuation: £32,250 per annum (this is not the amount payable) Please note empty rates will not apply if vacant as it is Grade II listed

EPC

Both 21 and 22 have been rated B – copies available on request

Dorset Retail Limited

Dorset Retail Ltd was started at the Beaminster property in 2011 and currently trades from four shops (Beaminster, Bridport x2, and Sherborne) and have successfully traded from the Beaminster store for over 11 years.

The company trades as Cilla & Camilla specialising in kitchenware, gift items, soft furnishings as well as a highly popular café at the Beaminster shop.



Accommodation

| | Sq M | Sq Ft |
|---------------------------------------|------------|------------|
| Ground Floor Sales | | |
| 21 High St | 53.12 | 572 sq ft |
| 22 High St | 95.58 | 1029 sq ft |
| Café area | 26.65 | 287 sq ft |
| Total Sales areas | 175.35 | 1888 sq ft |
| Storage & ancillary areas | 44.57 | 480 sq ft |
| Kitchen & prep rooms | 16.61 | 179 sq ft |
| Rear external stores | 19.6 | 211 sq ft |
| | | |
| First Floor Office | 7.91 | 85 sq ft |
| Total Floor area excluding rear yard: | 439.4 sq m | 4731 sq ft |

Covenant

Dorset Retail Limited for the year ended 30th September 2024 had a turnover of £1,643,051, a pre-tax profit of £111,387 with total equity of £620,252. Copy accounts available on request.

Lease Terms

The property is to be let to Dorset Retail Limited on a renewed lease for a term of ten years from completion on effective repairing and insuring terms at an initial rent of $\pounds40,000$ per annum exclusive. The tenant contributes 75% to the structure and externals beneath where the flat is located and 100% elsewhere. The tenant pays 75% of the annual insurance premium

Rent

£40,000 per annum exclusive

Tenure. Freehold

The first floor flat over both properties has been sold off on a 999 year lease paying 25% pa toward insurance together with 25% toward external & structural repairs where their demise is located. Lease available on request

Price

£550,000 stc

Net Yield

7% net of stamp of duty (4.%)

VAT

No VAT

Further information or viewing.

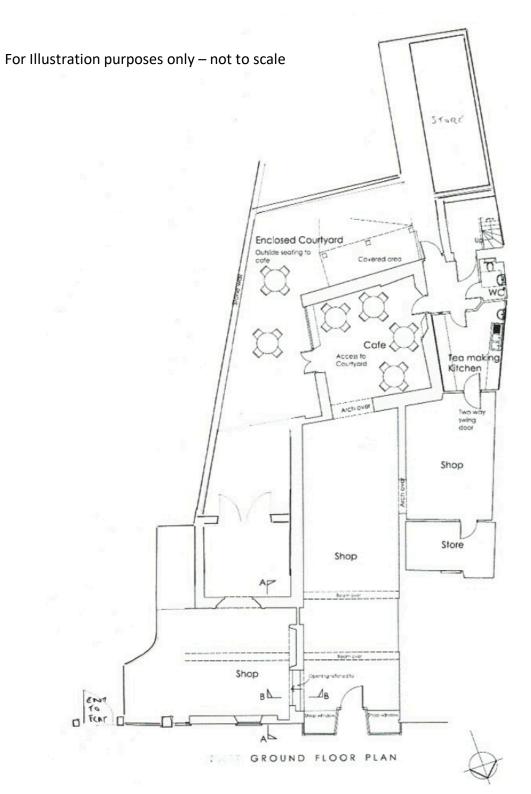
Gerrard Matthews BSc MRICS

Tel 01963 220267 **Mobile** 07798 845626

emailgerrard@gerrardmatthews.co.ukWebsitewww.gerrardmatthews.co.uk













Notice (June 2025) Gerrard Matthews for himself and for the vendors of this property whose agent he is gives notice that:- iThe particulars are set out as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract iiAll descriptions, dimensions, references to conditions and necessary permissions for use and occupation, and other details are give in faith and are believed to be correct but any intending purchaser should not rely upon them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them iii The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract. Iv All descriptions, No person in the employment of Gerrard Matthews has authority to make or give representation or warranty whatsoever in relation to this property