

Gerrard Matthews
Chartered Surveyor

20 & 21 The Square
Beaminster Dorset DT8 3AS

Prime Retail Investment



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 £40,000 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

email gerrard@gerrardmatthews.co.uk

Website www.gerrardmatthews.co.uk



For Illustration purposes only – not to scale



