



FLAT AND GARAGE PREMISES FOR SALE, 1 Whitcombe Road, Beaminster DT8 3NB

FOR SALE

Area: 3,226.00 sq ft (299.71 sq m) | Price: £300,000

LOCATION:

Located in the heart of Beaminster, a charming village in West Dorset. The surrounding area features attractive period buildings, independent shops, cafés, and a strong sense of community. The street is close to the town square and within walking distance of local amenities, including schools, churches, and the community centre. Set in a scenic valley surrounded by rolling countryside, the area offers a peaceful, picturesque setting while remaining well-connected via the A3066. The town is located 6 miles from Bridport, 13 miles from Yeovil and 20 miles from Dorchester.

KEY FEATURES:

- Situated in the heart of Beaminster
- No VAT
- Flat let on an AST
- Garage Premises and Flat
- Workshop and covered yard

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DESCRIPTION:

Mr Motor comprises a town centre workshop over which is a self-contained residential flat, let on an assured shorthold tenancy agreement

The workshop is to rear of the property and accessed through the arch which leads into a covered central yard. There is a commercial goods loading door accessing the workshop from the covered yard

There is an access way through the arch and across the yard benefitting the property adjacent.

The flat is self-contained with street access.

FLOOR AREA:

FLOOR	AREA sq ft	AREA sq m
Workshops	1,325.00	123.10
Covered Yard	1,288.00	119.66
Flat	613.00	56.95
TOTAL	3,226.00 sq ft	299.71 sq m

TENURE:

Freehold for sale subject to the AST residential let.

EPC: C **VAT:** No VAT

LEGAL COSTS: Each party is responsible for their own legal costs. **RATES:** RV £6,200 - Registers under 5 Prout Bridge, Beaminster, DT8 3AY

CONTACT:



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