

Bishops Caundle - White Hart Inn, Main Road, Sherborne DT9 5ND
Free-of-Tie Public House to Rent



BLUE ALPINE

PROPERTY CONSULTANTS



Bishops Caundle - White Hart Inn, Main Road, Sherborne DT9 5ND

Free-of-Tie Public House to Rent



Property Features:

- Comprises Grade II Listed public house with 3-bedroom owner's accommodation above
- VAT is applicable to this property
- Available on a new lease with flexible terms to be agreed by negotiation
- Bishops Caundle is a picturesque Dorset village situated approximately 6 miles south-east of Sherborne, 12 miles north-west of Blandford Forum and 18 miles north of Dorchester.
- Situated on a prominent roadside position on Main Road within the heart of Bishops Caundle.

Property Description:

Comprises ground floor public house with 3-bedroom owner's flat above. The pub has customer parking area, south facing beer garden for alfresco dining/drinking, bar/restaurant areas with c.50 covers, function room, commercial kitchen and office on the ground floor, providing the following accommodation and dimensions:

Ground Floor: Bar & restaurant, outdoor seating, kitchen, storage, wc's

First Floor: 3-bedroom manager's flat

Total GIA: 326 sq m (3,509 sq ft)



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Terms:

Available on a new lease with terms to be agreed by negotiation

Rent Year 1: £450 + VAT per week (PCM: £1,950 + VAT)

Rent Year 2-3: £500 + VAT per week (PCM: £2,166.66 + VAT)

Deposit: £6,500 (3 Months)

Rateable Value:

Rateable Value - £11,750 p.a.

Rates Payable - £0*

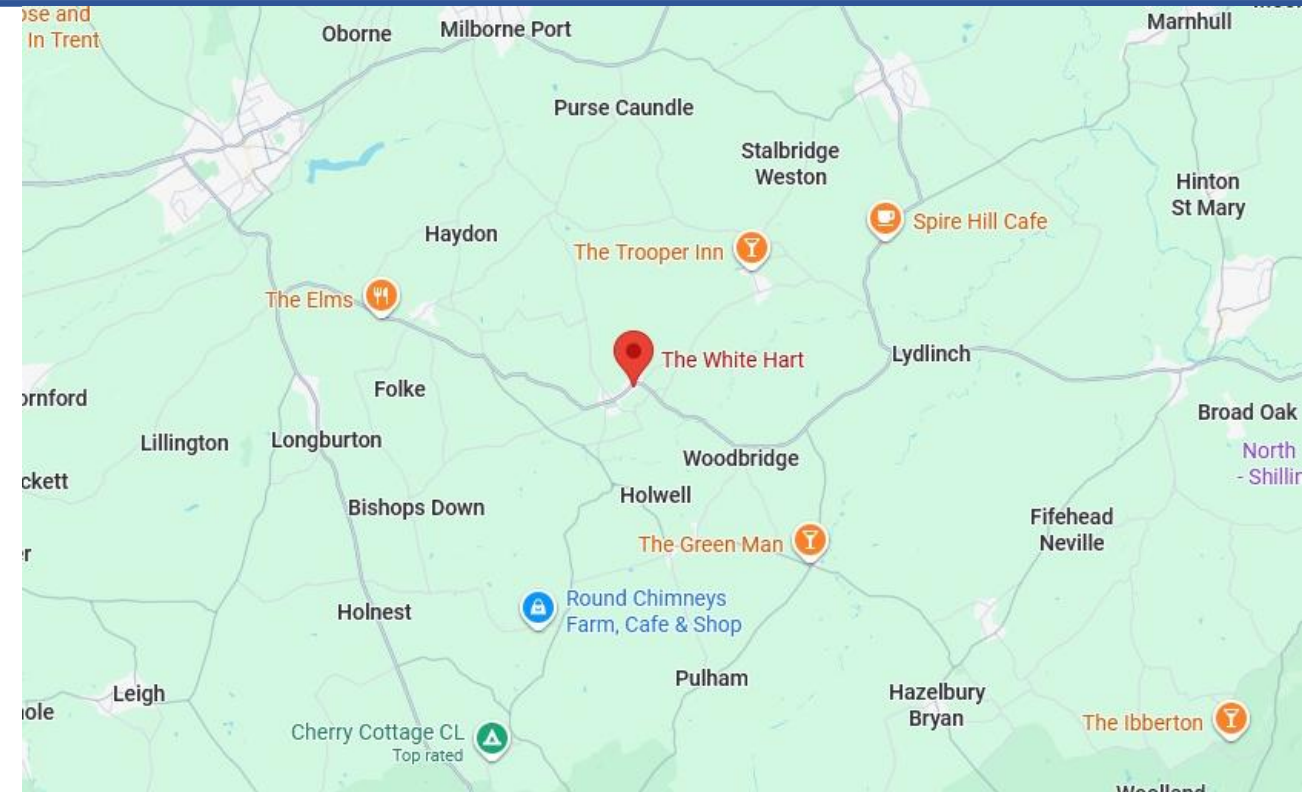
*Note - Small business rates relief available (subject to terms)

EPC:

The property benefits from a D Rating. Certificate and further details available on request.

Location:

Bishops Caundle is a picturesque Dorset village situated approximately 6 miles south-east of Sherborne, 12 miles north-west of Blandford Forum and 18 miles north of Dorchester. The village benefits from convenient access to the A303 and A357, providing connectivity towards Yeovil, Salisbury and the wider South West road network. Sherborne Railway Station, located nearby, provides regular direct services to London Waterloo and Exeter St Davids. The property occupies a prominent roadside position on Main Road within the heart of Bishops Caundle, benefiting from strong visibility and passing traffic through the village.



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Contacts:

For further information or to schedule a viewing, please contact a member of our team below.



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