ABBOTS BED & BREAKFAST AND TEA ROOMS

7 LONG STREET, CERNE ABBAS, DORSET DT2 7JF

Key Highlights

- Character 4 x B&B and Tea Room property located in historic village
- Tea Rooms seats approximately 26 with 45+ to rear garden
- Nearby tourist attractions include the Cerne Giant, Tithe Barn & Minterne Gardens
- Located on popular Wessex Ridgeway route walk
- Potential for single private residential dwelling use (subject to planning)
- Genuine scope to further develop this lifestyle business if desired

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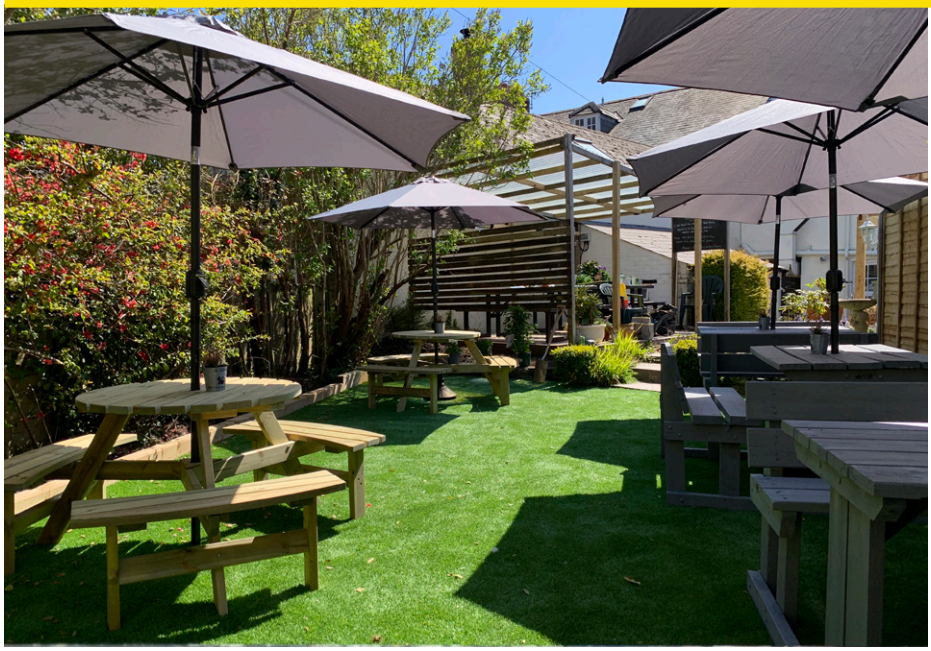

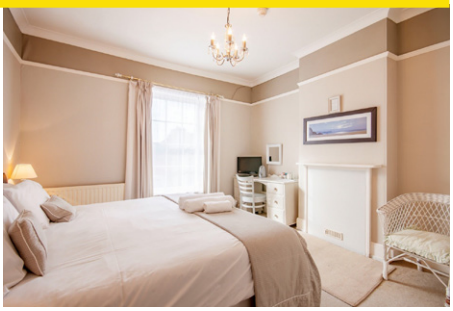

Location

The property is located in the centre of the historic village of Cerne Abbas at the corner of Long Street and Duck Street within the Dorset Area of Outstanding Natural Beauty. The village benefits from a number of local services including three public houses, village stores, primary school and a doctor's surgery. Local points of interest include the ancient chalk Cerne Giant and Cerne Abbey. The village itself is popular for its well preserved period buildings and nearby walking routes. The attractive village of Cerne Abbas lies just east of the A352, 6 miles north of Dorchester, 12 miles south of Sherbourne and 16 miles north of Weymouth.

Property

A character Grade II listed two storey mid-terrace property of brick construction with rendered and painted elevations under a pitched slate roof with additional living accommodation at attic level. We understand the property dates back to the early 17th Century. The entire plot extends to approximately 0.065 acres. We understand the approxinate Gross Internal Area of the property including outbuildings is 213 M2 (2,292 FT2).

Internal Description

The Tea Rooms occupy part of the ground floor providing a characterful open plan area with up to 26 customer seats which benefits from dual access from Long Street and via the rear garden. Ancillary ground floor space includes a trade kitchen with open pass and utility/storage area. Customer WCs are located in an external outbuilding.

External Areas

Located to rear of the property is a private garden and patio area which can be used by tearoom customers and B&B guests and is accessible from Mill Lane and a side passageway to Long Street. There is seating for approximately 45 with some areas covered and heated.

Bed & Breakfast Rooms/ Accommodation

Living accommodation benefits from access to the rear with the first floor comprising B&B rooms listed as 1 x en-suite super king, 1 x en-suite standard double and 1 x "L"-shaped family room with 1 x separate bathroom. A good sized kitchen / laundry room could be reconfigured to provide additional en-suite facility or alternative room layout (subject to consents). The first floor could also be used for owner's accommodation. The second floor comprises 1 x en-suite twin and 1 x en-suite superking double bedroom.

The Business

The present business was established in 2010. During this time it has been operated as a "lifestyle business" trading for approximately 44 weeks of the year as per the vendor's requirements. There is genuine scope to develop the business further, particularly outside of the summer months. The B&B and tea rooms both have 4.5/5 Tripadvisor ratings. Nightly B&B room tariffs are as follows (en-suite 2019/2020) - Double (£75), Superking (£85) and Twin (£85). Further detailed revenue information is available, although will not be warranted.

Tenure & Price

The premises are held freehold. We are seeking Offers In Region of £575,000 for the freehold interest inclusive of commercial inventory. Any stock may be valued in addition upon completion.

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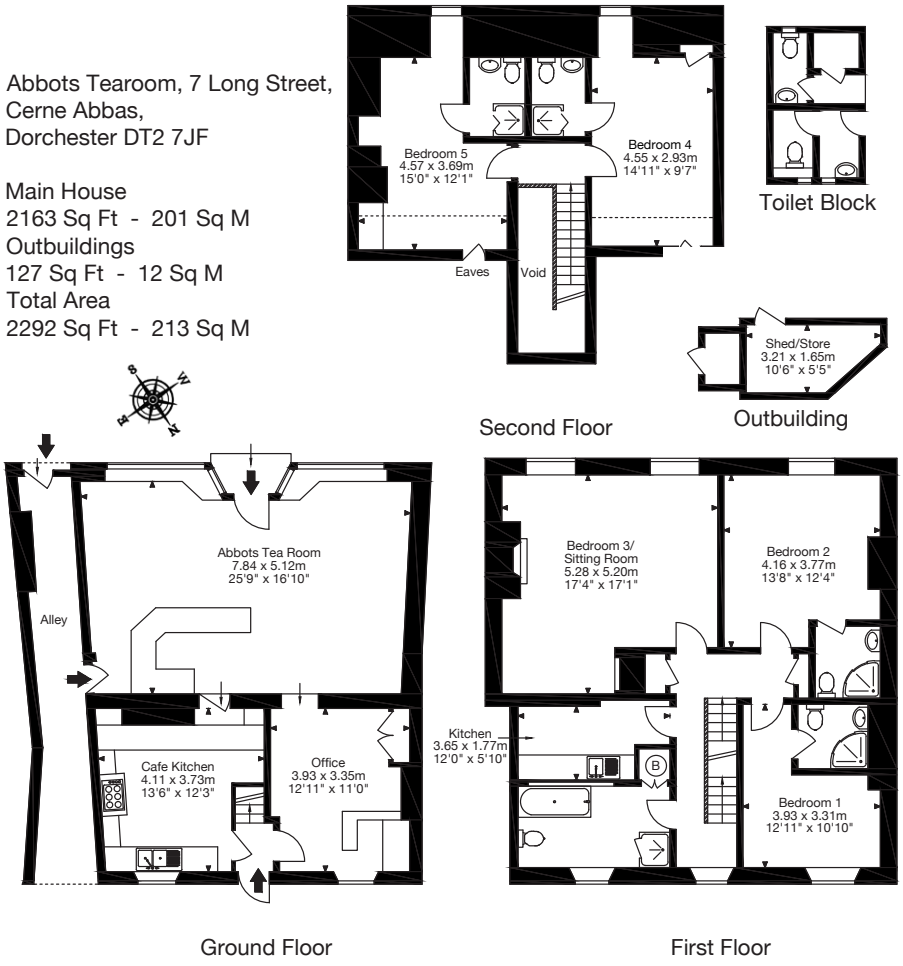
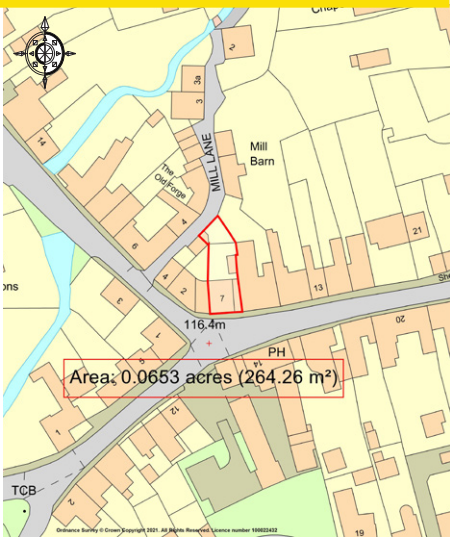
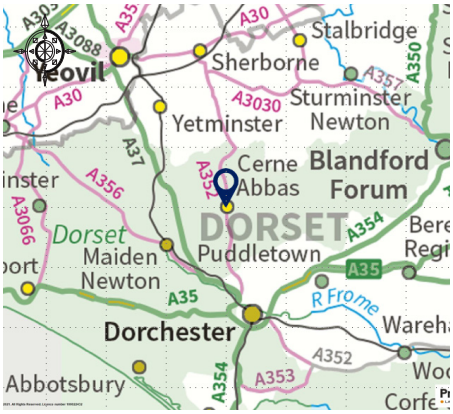
Abbots Tearoom, 7 Long Street,
Cerne Abbas,
Dorchester DT2 7JF

Main House
2163 Sq Ft - 201 Sq M
Outbuildings
127 Sq Ft - 12 Sq M
Total Area
2292 Sq Ft - 213 Sq M







Costs

Each party will be responsible for their own legal and professional costs incurred. VAT and Stamp Duty Land Tax may be applicable. We recommend parties satisfy themselves on these points.

Rating & Council Tax

The shop and premises is listed in the 2017 Rating List with a Rateable Value of £9,500. No rates are payable under small business rates relief.

Planning & Conservation

From 1st September 2020 under the Town and Country Planning (Use Classes) Order 1987 (as amended) we understand the premises operates as a domestic Bed & Breakfast under C3 Residential use in addition to Commercial Use Class E on the ground floor (existing use being tea rooms but other acceptable uses may include retail or business services).

The property is Grade II listed and located in the Cerne Abbas Conservation Area.

Services

We understand mains services are connected.

Energy Performance Certificate

The property is exempt.

Viewing

For a formal viewing, please arrange via the sole selling agents, Savills. Please use discretion if visiting the premises as a customer. Please do approach the business or staff directly.

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