

# Blandford Forum - Kings Arms, Whitecliff Mill Street, Dorset DT11 7BE

## Freehold Vacant Hotel with Residential Development Potential



**BLUE ALPINE**

PROPERTY INVESTMENT & DEVELOPMENT



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### Investment Consideration:

- Purchase Price: £695,000
- Vacant possession
- ERV: £52,000 p.a. GIY: 7.48%
- VAT is applicable to this property
- Comprises Grade II Listed hotel with restaurant and bar
- Property benefits from car park for 10 cars
- Eleven sizable bedrooms, five bathrooms and three WCs
- Separate two-bedroom flat and a studio flat
- First floor function room and a commercial kitchen
- Courtyard, four external stores and separate store
- Residential development potential, subject to planning
- Located in the heart of the town centre with occupiers close by including Clarks, Lloyds Bank and many more.



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### Property Description:

Comprises 11-bedroom Grade II Listed hotel with additional studio flat and a separate 2 bed owner's accommodation. The property benefits from rear courtyard, restaurant with full commercial kitchen and 3 main bar trading areas, providing the following accommodation and dimensions:

#### Ground Floor:

Reception, main bar, secondary bar, seating, WCs and a studio flat

#### First Floor:

Function Room, Commercial Kitchen with extraction.

Self-Contained 2-bedroom flat

5 Letting Rooms (4 are en-suite)

#### Second Floor:

6 Letting Rooms with shared wc's and shower

#### Outdoor:

There is a large yard leading to 4 storage rooms, which are located under some of the current first floor rooms, therefore easy to incorporate within the building footprint. There is an additional detached outside building with 2 storage rooms integrated.

**Total GIA: 513 sq m (5,522 sq ft)**



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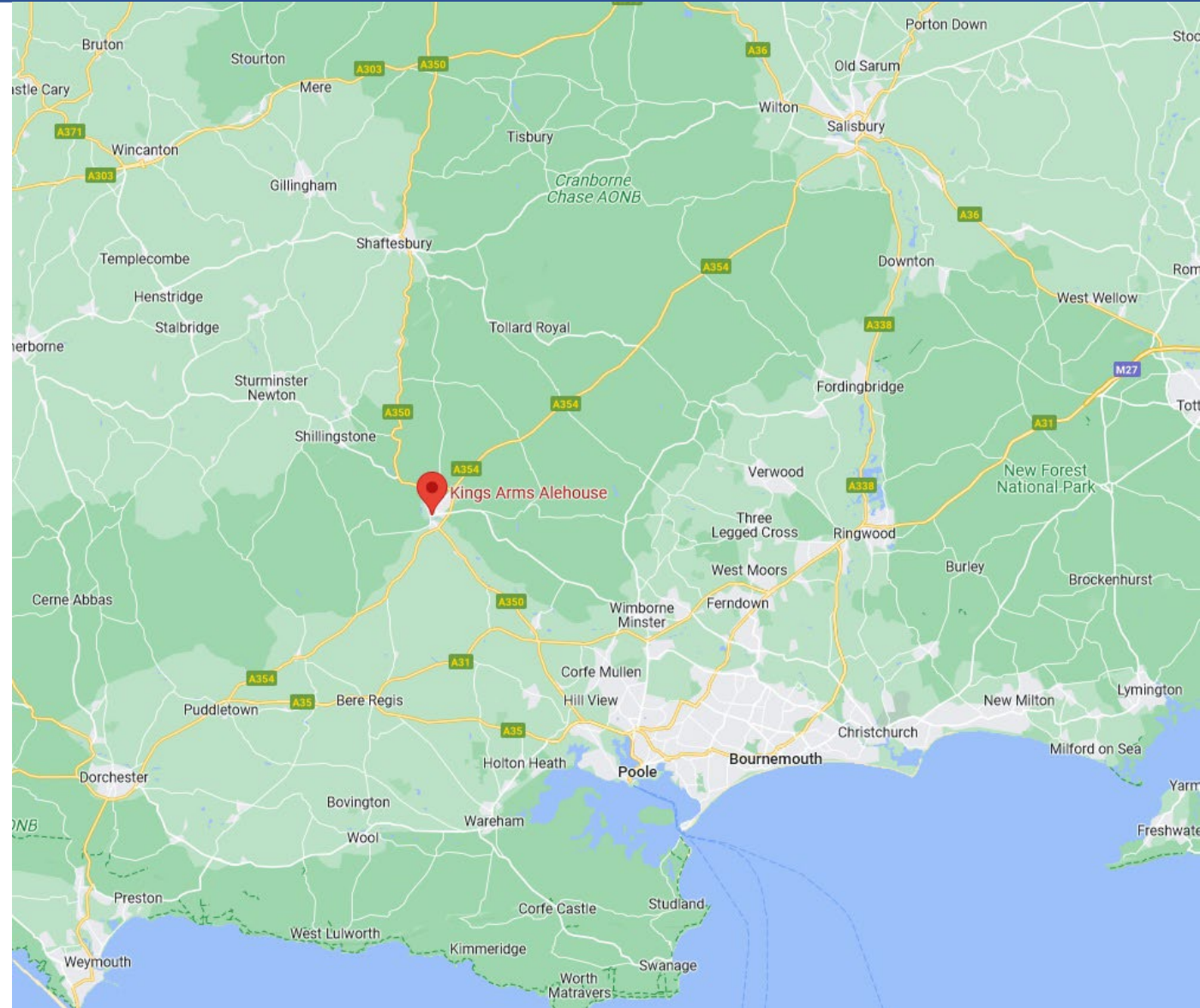
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### Location:

Blandford Forum, commonly known as Blandford, is a market town in Dorset, England, situated by the River Stour about 13 miles northwest of Poole. Blandford lies at the junction of the A350 and A354 main roads but is skirted by an eastern bypass. The property is located in the heart of the town centre with occupiers close by including Holland & Barrett, Clarks, NatWest, Lloyds and WH Smith, amongst many more.



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### Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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