

Blandford Forum - The Stour Inn, 5 Dorchester Hill, Dorset DT11 9LH
Freehold Public House Investment



BLUE ALPINE

PROPERTY CONSULTANTS



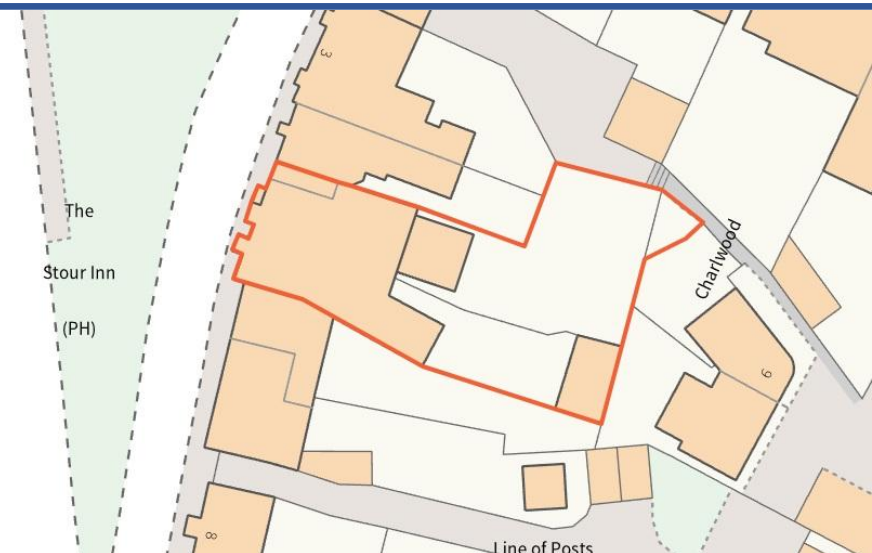
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Investment Consideration:

- Purchase Price: £350,000
- Gross Initial Yield: 7.43%
- Rental Income: £25,992 p.a.
- VAT is applicable to this property
- Comprises public house with 5-bed owner's accommodation
- Located next to the arterial road Fair Mile Rd, with occupiers nearby including Morrisons, Tesco Superstore, Homebase and more.



Tenancies & Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
The Stour Inn (Ground & First Floor)	Ground Floor: Open plan bar & restaurant, kitchen, First/Second Floor: 5 bedrooms, kitchen, bathroom	Individual	6 Years 11 months from 20th January 2023	£25,992	Note 1: FRI Note 2: Rent review on 04.11.27 and 04.11.30 open market upward only Note 3: Tenant option to determine on 19.01.26 min 6 months notice Note 4: Rent deposit held of £3,470
Total				£25,992	

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Property Description:

The property comprises a three-storey mid terrace public house with painted elevations under a pitched tiled roof. Internally the pub is traditional in style with a servery to the front right and dining area to the rear. WCs are to the left of the entrance. The kitchen and cellar are located to the rear right and can be accessed separately via a corridor leading from the front right elevation.

Ground Floor: Open plan bar & restaurant, kitchen, cellar,

First/Second Floor: 5 bedrooms, kitchen, bathroom

Total area size 278 sq m (3,000 sq ft)

Tenancy:

The property is at present let to NRCB Pubs Ltd (with personal guarantee) for a term of 6 years 11 months from 4th November 2024 at a current rent of £25,992 p.a. Rent review on 04.11.27 and 04.11.30 open market upward only. Tenant option to determine on 04.11.27 min 6 months notice. Deposit held of £4,000.



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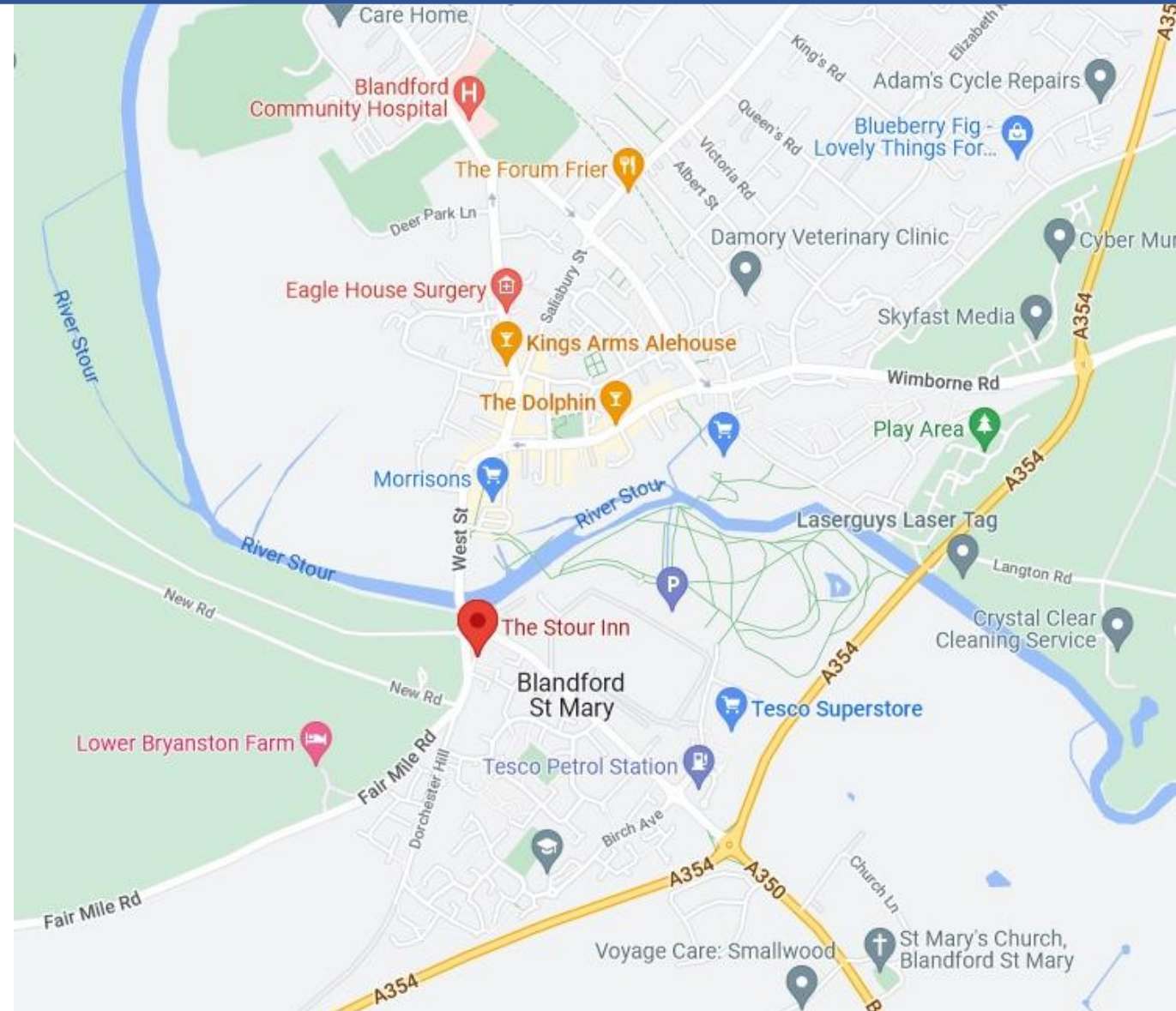
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Location:

Blandford Forum, commonly Blandford, is a market town in Dorset, England, sited 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 next to the arterial road Fair Mile Rd, with occupiers nearby including Morrisons, Tesco Superstore, Homebase and more.



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Contacts:

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BLUE ALPINE

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