

# ABBOTSBURY B&B & TEA ROOMS

26 Rodden Row, Abbotsbury, Dorset, DT3 4JL



## Key Highlights

- Character B&B and licensed Tea Rooms located in attractive historic village
- Grade II listed property being historically two cottages and former Post Office/shop
- Tea Rooms have 36 internal seats and 34 in garden terrace
- Popular tourist area and on Jurassic Coast walking routes
- Benefits from owner's accommodation and extensive landscaped garden
- Potential for single private residential dwelling use (subject to planning)
- Genuine scope to further develop this lifestyle business if desired
- Guide price £675,000

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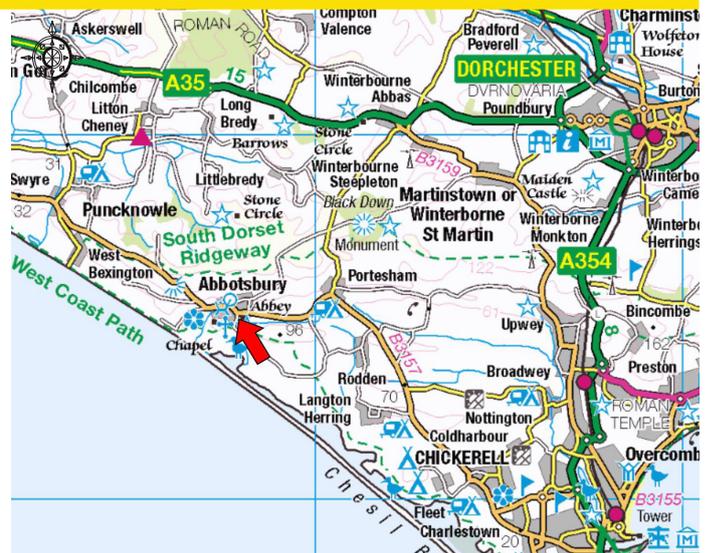
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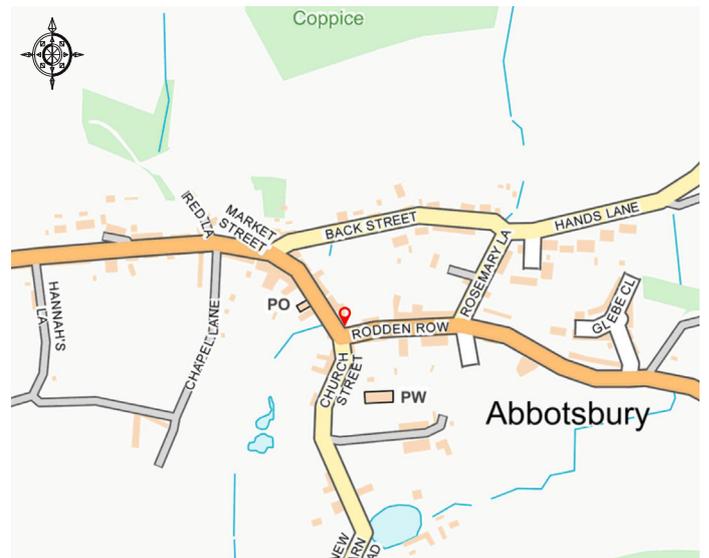
## Location

The property is located in the centre of the historic village of Abbotsbury at the corner of Market Street and Rodden Row within the South Dorset Downs Area of Outstanding Natural Beauty. The village benefits from a number of local services including two public houses, independent retailers and craft galleries. Local points of interest include St.Catherines Chapel, Abbotsbury Abbey, the Swannery and Sub-Tropical Gardens. Abbotsbury is located less than a mile north from Chesil beach on the famous Jurassic Coast. The village is 5 miles south of the A35 centrally located between Dorchester, Bridport and Weymouth and administered by Dorset District Council.



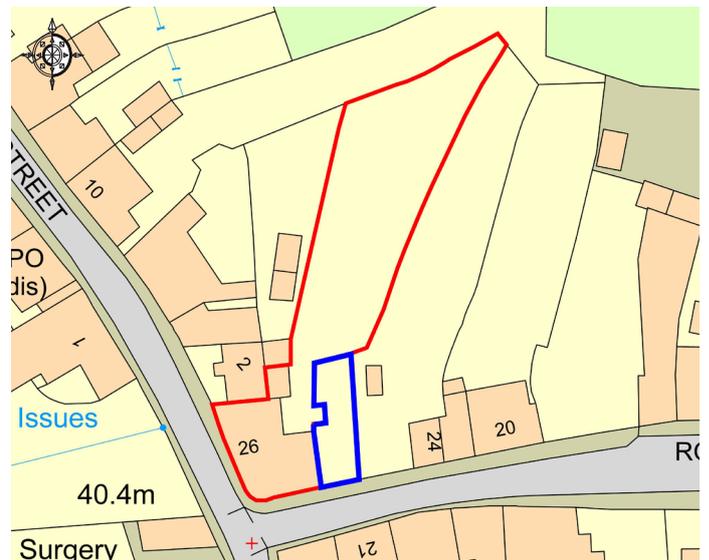
## Property

An end-terrace property of stone construction under a part slate and part thatched roof. The property comprises two former cottages and post office/shop and is reported to date back to circa 1680. Within the plot is a landscaped terrace, off-road parking and mature private garden with water features. The entire plot extends to approximately 0.225 acres (0.1 hectares); 0.025 acres (0.01 hectares) is held long leasehold. We understand the approximate Gross Internal Area of the property is 270 Sq M (2,906 Sq Ft).



## Internal Description

The Tea Rooms occupy part of the ground floor providing a characterful open plan area with up to 36 customer seats. The Tea Rooms benefit from separate access to Market Street as well as access to the garden terrace via the B&B reception foyer. Ancillary ground floor space includes the main kitchen, customer WC and utility/storage area. The remaining ground floor area comprises a good sized owner's living and dining accommodation with feature inglenook fireplace and private WC/cloakroom.



## Bed & Breakfast Rooms & Accommodation

Located on the upper two floors are 3 x en-suite Bed & Breakfast rooms and 1 x en-suite private owner's bedroom. There is also a fifth bedroom/office/study and ample storage, linen / service cupboards throughout.

## External Areas

The external areas are well maintained with mature landscaping providing numerous attractive features. Immediately to the rear is a terraced patio tea-garden with ample space for approximately 34 garden seats. The remainder of the grounds are mainly private and include large expanse of lawn, pond, summer house and Mediterranean garden. There is driveway car parking to the side.

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## The Business

The present business was established in 1996. During this time it has been operated as a "lifestyle business" trading for approximately 32 weeks of the year as per the vendor's requirements. There is genuine scope to develop the business; opportunities include trading the businesses throughout the year and developing the food and beverage offering. The current owners operate the B&B and Tearoom business for only 32 weeks a year with the tearoom opening 5days / 3.5hours per week which enables revenue to keep below the present VAT limit of £85,000. Both the B&B and Tea Rooms have received consistently strong online reviews (5.0 Tripadvisor and Booking.com 9.2 Traveller Review Awards 2020).

Nightly B&B room tariffs are as follows (en-suite 2019/2020) - Double (£105), Deluxe King (£115), Triple (£140) and Family (£170). Occupancy rates range from 66% in low season to 98% in high season. Further detailed revenue information is available, although will not be warranted.

## Premises Licence & Opening Hours

The property has been granted a Premises Licence in accordance with the Licencing Act 2003. Permitted activities include sale of alcohol on the premises Monday to Saturday 10:00 - 23:00 and Sunday 12:00 - 22:30.

## Tenure & Price

The premises are held freehold. We understand the side driveway is held on a long lease with approximately 80 years unexpired on a peppercorn rent.

The guide price is £675,000 inclusive of fixtures and fittings.



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## Retirement Sale

This is a genuine retirement sale with no onward chain.

## 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.

## Fixtures & Fittings

We understand that all trade fixtures and fittings are included as part of the sale price.

## Rating & Council Tax

The shop and premises is listed in the 2017 Rating List with a Rateable Value of £4,692. No rates are payable under small business rates relief. The Domestic Council Tax band is E (£2,505 per annum).

## Planning & Conservation

We understand the premises operates as a domestic Bed & Breakfast under C3 Residential use in addition to Commercial Use Class E (tea rooms). The property is Grade II listed and located in the Abbotsbury Conservation Area. The property is administered by West Dorset District Council.

## Services

Electricity and water is connected with oil-fired central heating.

## 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 not approach the business of staff directly. All viewings must be conducted in adherence with prevailing Government and RICS guidelines.



## Contact

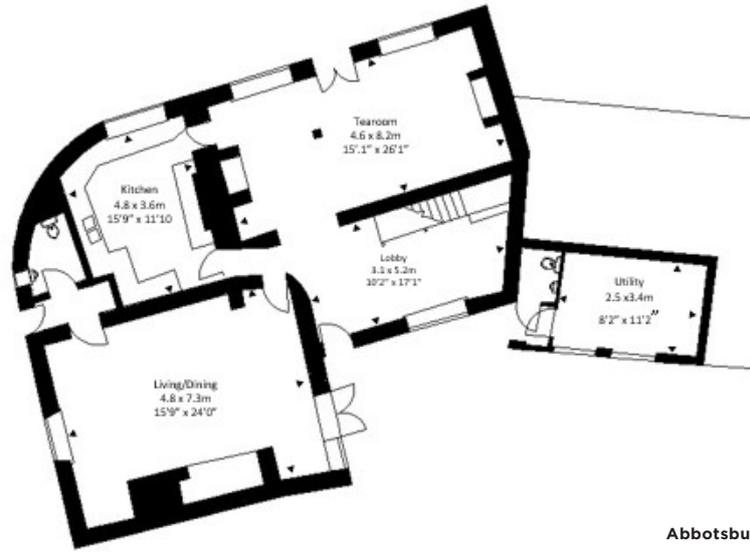
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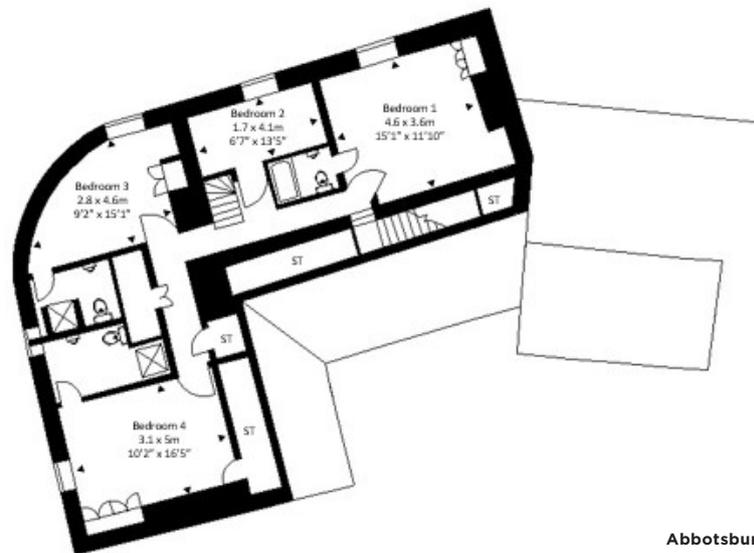
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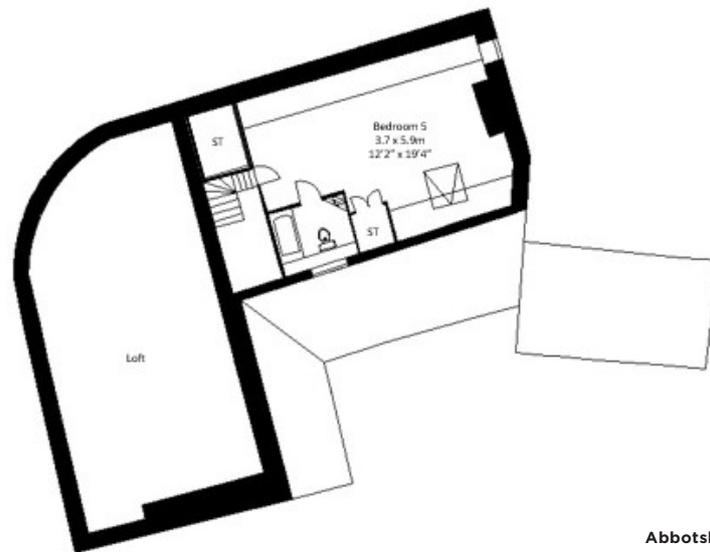
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Abbotsbury First Floor Plan - not to scale



Abbotsbury Second Floor Plan - not to scale



Abbotsbury Third Floor Plan - not to scale

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