



Crown House

Winfrith Newburg, DT2 8JN



WOOLLEY & WALLIS

Guide Price £275,000

An exciting opportunity to acquire a detached, two storey investment property with a mix of commercial and residential space. To be sold by Informal Tender. Bids are to be received no later than 12.00 pm on 16th November 2023

The Property at a Glance

- Period Property
- Village shop and Post Office
- Hairdressing salon
- Three bedroom maisonette
- One bedroom apartment
- Ideal investment
- Available as a whole or in parts

Property

The property which comprises a two storey corner building originally dates back to the 1800's and was at one time the local bakery. It has been divided into two shops and also extended to provide a one bedroom flat the shop together with an adjoining maisonette on the ground and first floor. One of the shops is currently the village shop/post office with the other currently used as a hairdressing salon. There is pedestrian access from School Lane to the three bedroom maisonette that also benefits with a small courtyard garden. Above the main shop is a small one bedroom flat accessed via an external staircase to the rear. There is parking for several vehicles at the rear of the property.

Current / Potential Rental Incomes

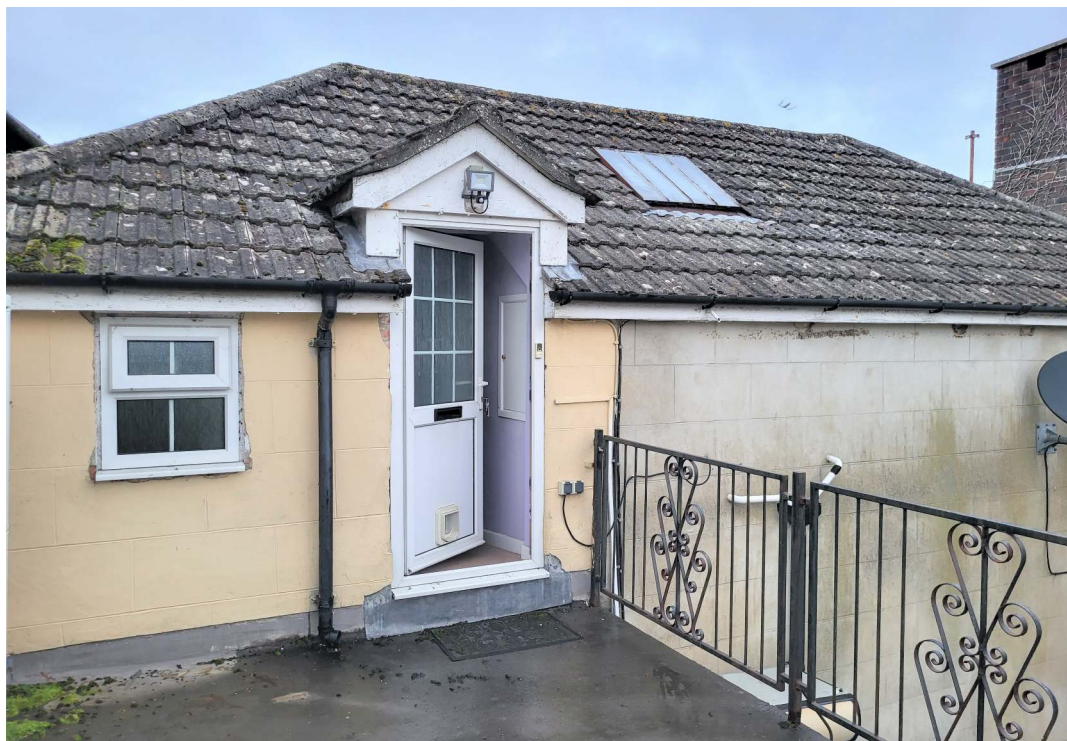
Post Office and Shop £3800 per annum on a 10 year lease with 3 years left to run.
Hair Salon TBC, but understood to be in the region of £1500 per annum. These rents are historic and could be increased in the future.
3 bed Maisonette potentially up to £1100 pcm (subject to modernisation works)
1 bed Flat potentially up to £700 pcm also (subject to modernisation works)

Outside

There is a rear vehicular access leading to two car parking spaces and a small courtyard

Services

Mains water and drainage and mains electricity are connected to the property. There are old electric night storage heaters to the maisonette and the flat.





Council Tax

Dorset Council
 Shop and Post Office rateable value TBC
 Hair salon rateable value £21 50 (2023)
 Dwellings tax band C

EPC:

Shop and P/O: D
 Hair Salon: C
 Flat: F
 Maisonette: E

The Situation

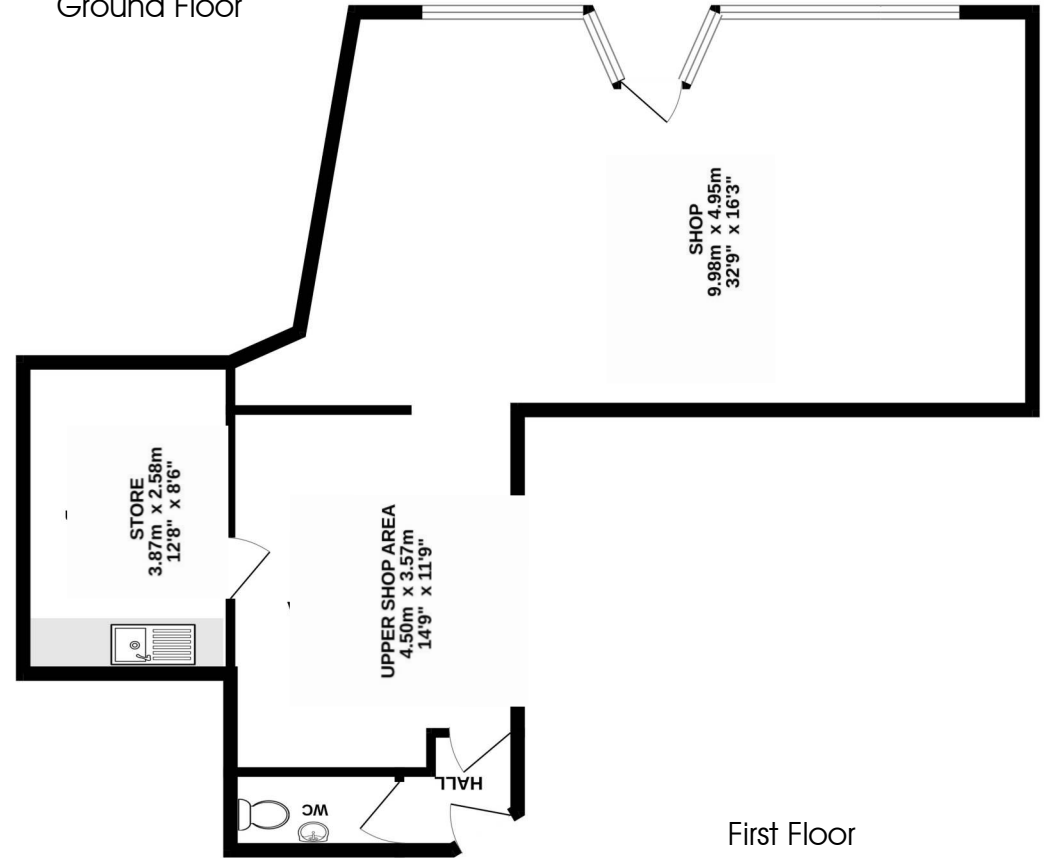
Crown House is situated in the village of Winfrith Newburgh on the corner of the High Street and School Lane. The village has a population of around 700 and is just south of the A352, some 8 miles west of Wareham and 10 miles east of Dorchester and 4 miles from the Dorset Coast. There is a primary school, village hall and the local shop/post office. The closest main facilities are to be found in Wareham. Places of interest nearby include: Lulworth Cove, Durdle Door, Kimmeridge Bay, Corfe Castle, and the Jurassic Coast.

Directions

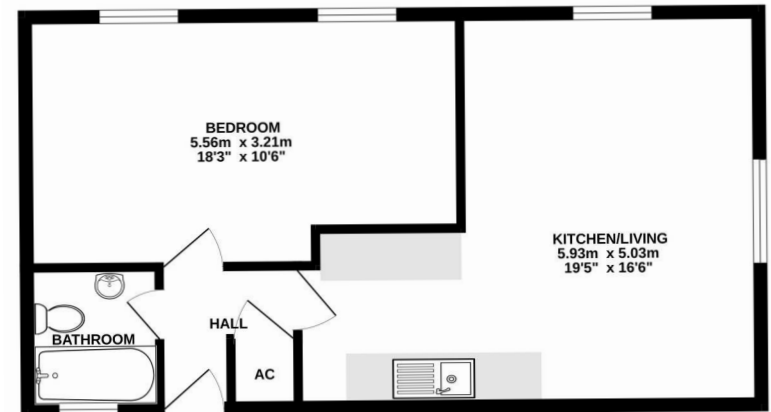
Post code DT2 8NW
 What3words ///space.headline.downcast
 From Dorchester take the A352 towards Wareham
 From Bere Regis, head towards Wool then take the A352 to Dorchester and follow the signs for Winfrith Newburgh.

Shop and Post Office and 1 bed flat

Ground Floor

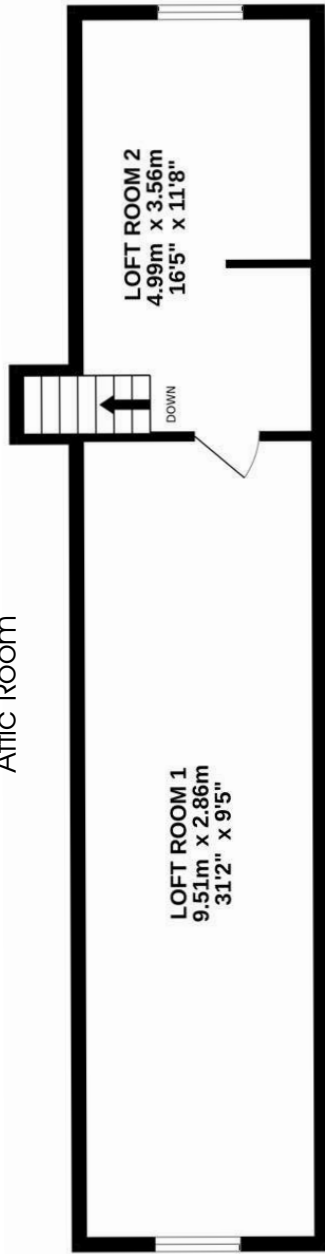


First Floor

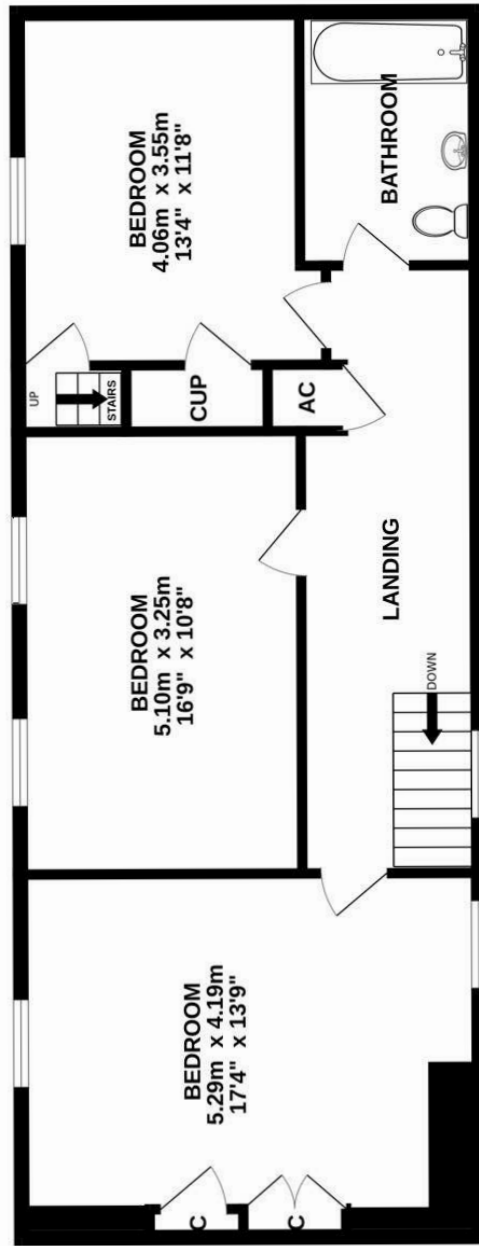


Hair Salon and 3 bed maisonette

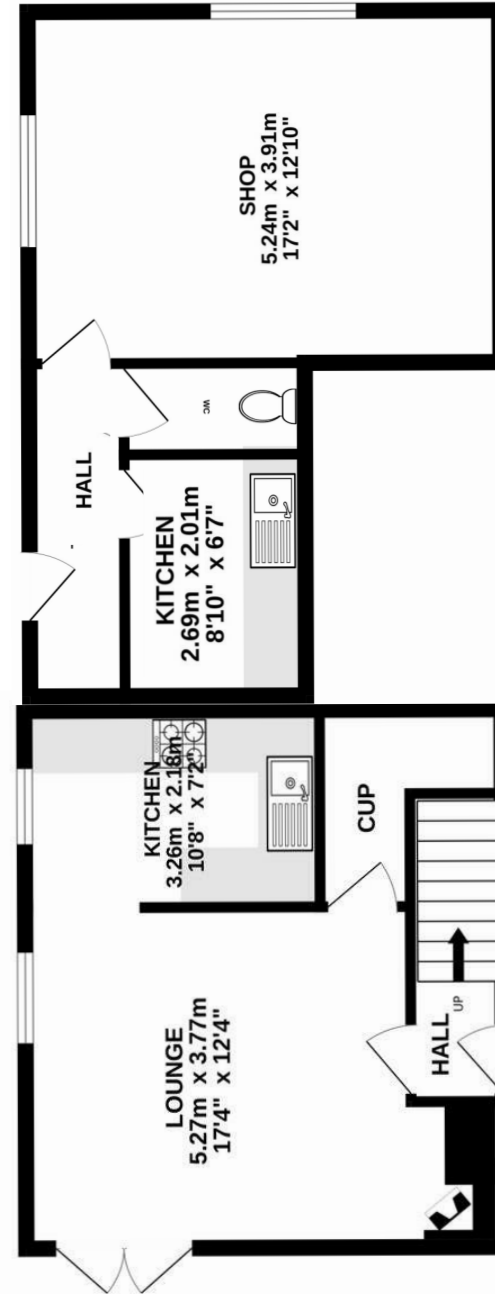
Attic Room



First Floor



Ground Floor



AGENT'S NOTES

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