SPROSEN GROSVENOR

Commercial Property Agents & Valuers

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REF: 804

Kings Arms

White Cliff Mill Street, Blandford Forum, Dorset DT11 7BE

Rent Deposit £16,250



FEATURES

- Dorset town centre thirteen-bedroom hotel – fully refurbished
- Eleven en-suite letting bedrooms plus two further bedrooms with WCs and shared shower
- Three bar/restaurant areas seating 90
- First floor function room and commercial kitchen
- Attractive courtyard gardens
- One-bedroom refurbished manager's flat
- Ten-space car park
- Located in the heart of the town centre close to multiple retailers
- Circa 8,000 sq ft of refurbished accommodation

£16,250
is the rent deposit payable to the landlords.

In addition, funds will be needed for working capital, rent in advance, stock and some fixtures & fittings.

LOCATION

Blandford Forum is a market town in Dorset situated along the River Stour.

This is an affluent town with around 10,000 residents as well as for the Blandford Camp Military Base just outside the town.

Nearby towns include Poole, Salisbury and Shaftesbury.

Important sectors in the town's economy include public administration, education and health, distribution, production and construction. There are five industrial estates around the town.

The Kings Arms is situated in the centre of the town with many residential properties nearby as well as retail businesses including Holland & Barratt, Clarks, Nat West and Lloyds.

DESCRIPTION

This is an historic 5,500 sq ft hotel and pub which has been completely refurbished by the current landlords.

The thirteen letting bedrooms have all been refurbished with new carpets, redecoration and new bathrooms.

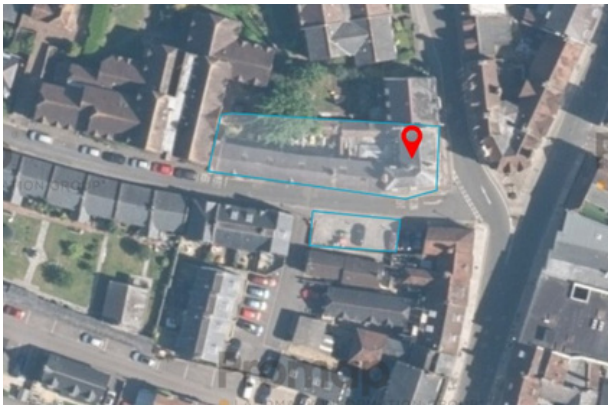
Eleven of the rooms have en-suite new shower rooms. The two further rooms each have a WC but share a shower room.

On the ground floor there are three character trading spaces and two bar serveries.

There is space to seat around 90 in what is a prominent town centre position.

On the first floor there is a commercial kitchen space and function room.

Also within the property is a manager's apartment with kitchen, lounge, bedroom and newly refurbished bathroom.



OUTSIDE

There is a pretty courtyard garden for customers to enjoy and plenty of additional storage.

There is a ten-space car park which is sought-after in this prime town centre position.

THE BUSINESS

Is currently closed and has been completely refurbished by the landlords over the last six months. Work is intended to be complete by July 2026.

TENURE

The property is available on a brand new free-of-tie commercial lease with an annual rent of circa £65,000.

Rateable Value
From 1 April 2026 - £24,000. This is not what you will pay.

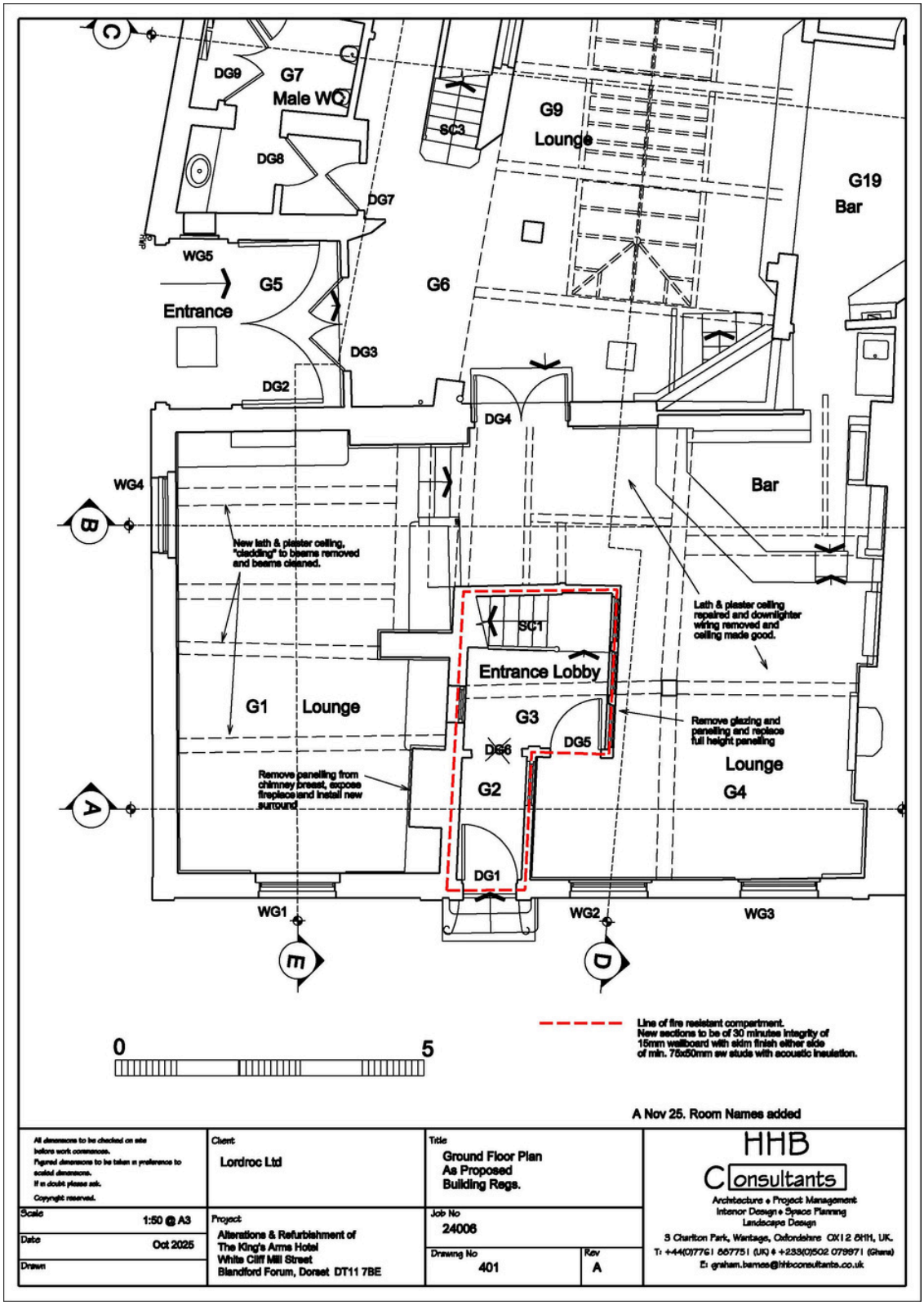
VIEWING AND FURTHER INFORMATION

Please Call or Whatsapp:
0333 414 9999 (Monday-Friday 9am-5pm)
Bruce Sprosen 07467 947296 (out of hours)
Please Email: bruce@sprosen.com
Website: www.sprosen.com

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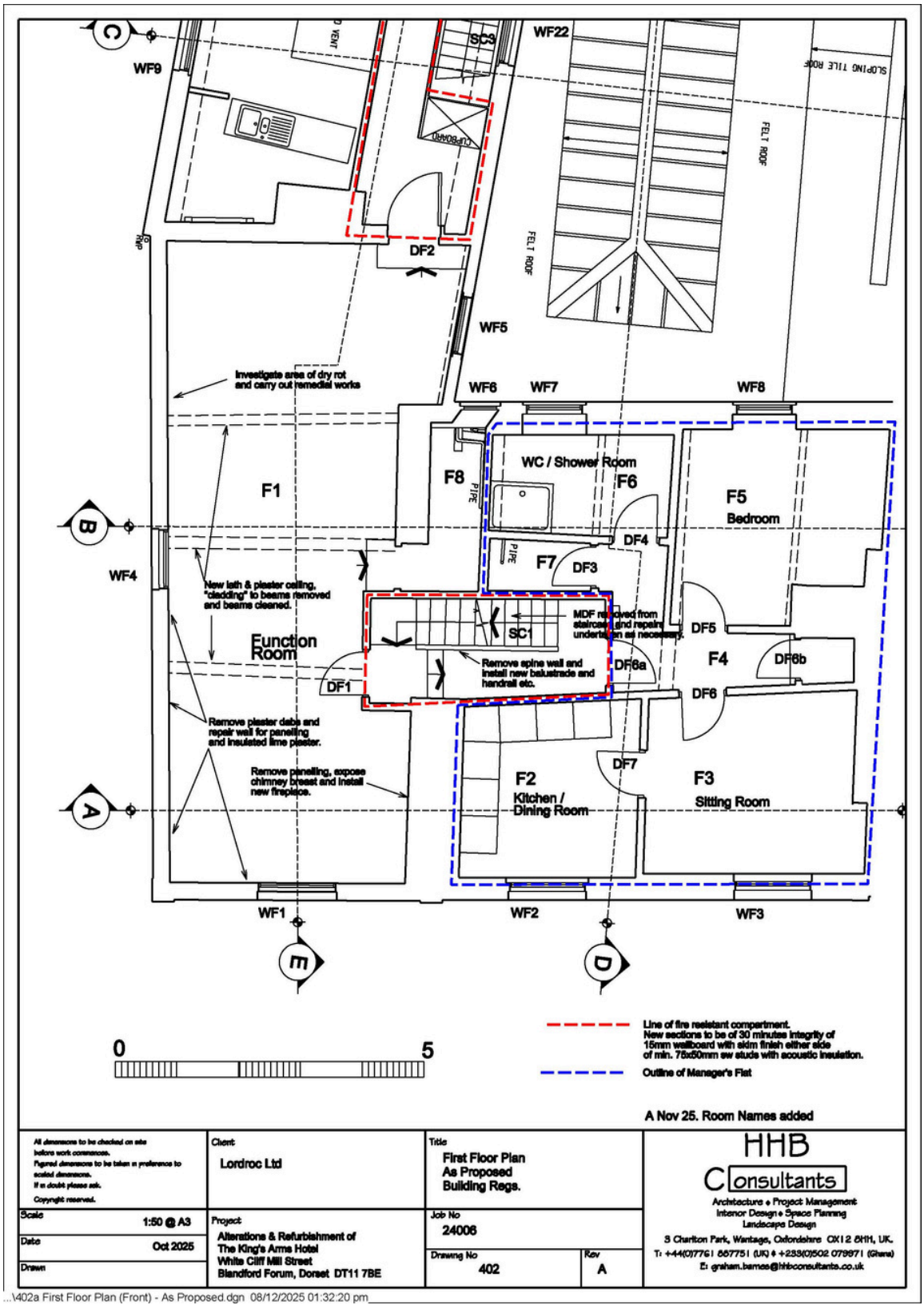
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401a Ground Floor Plan (Front)



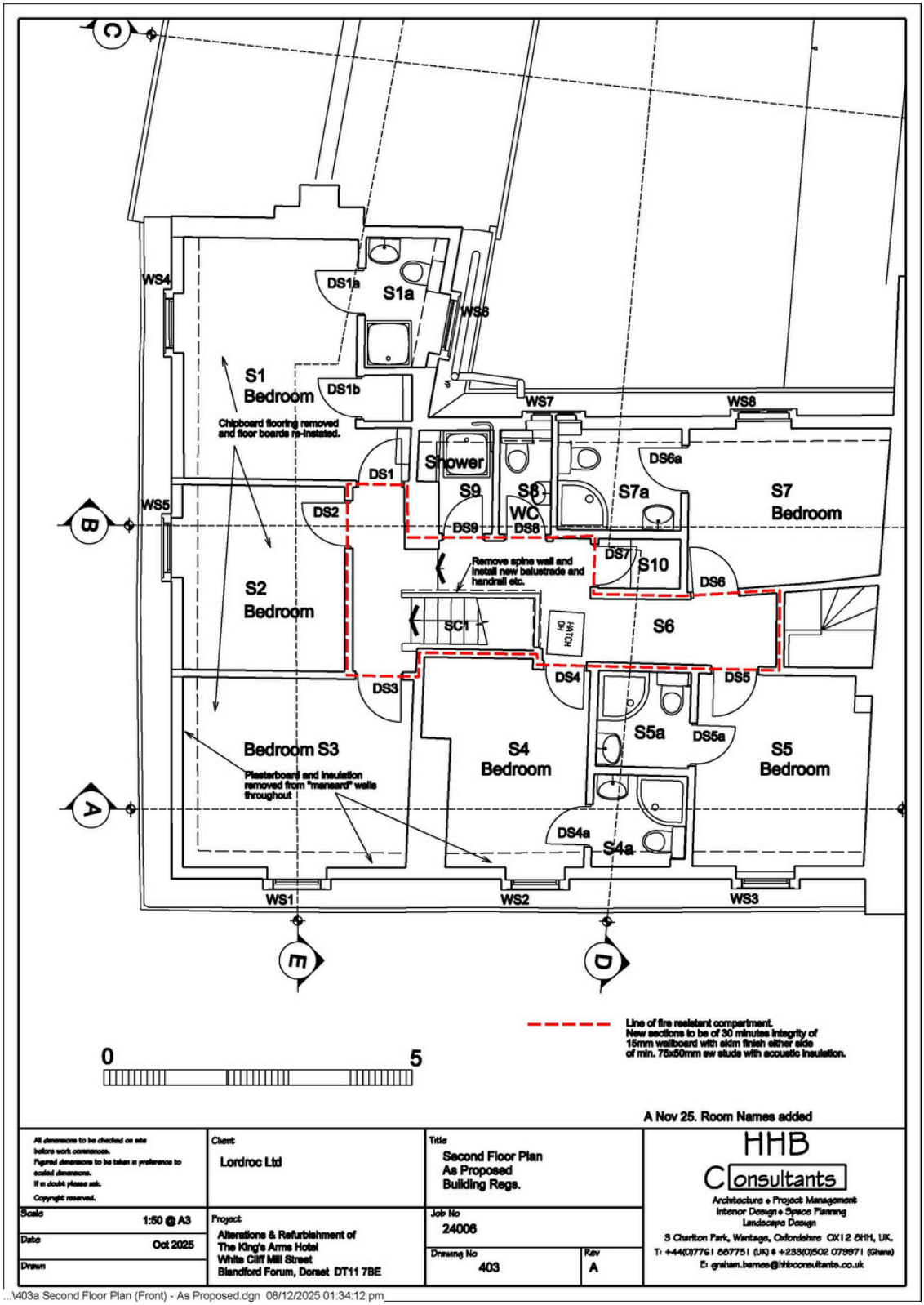
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402a First Floor Plan (Front)



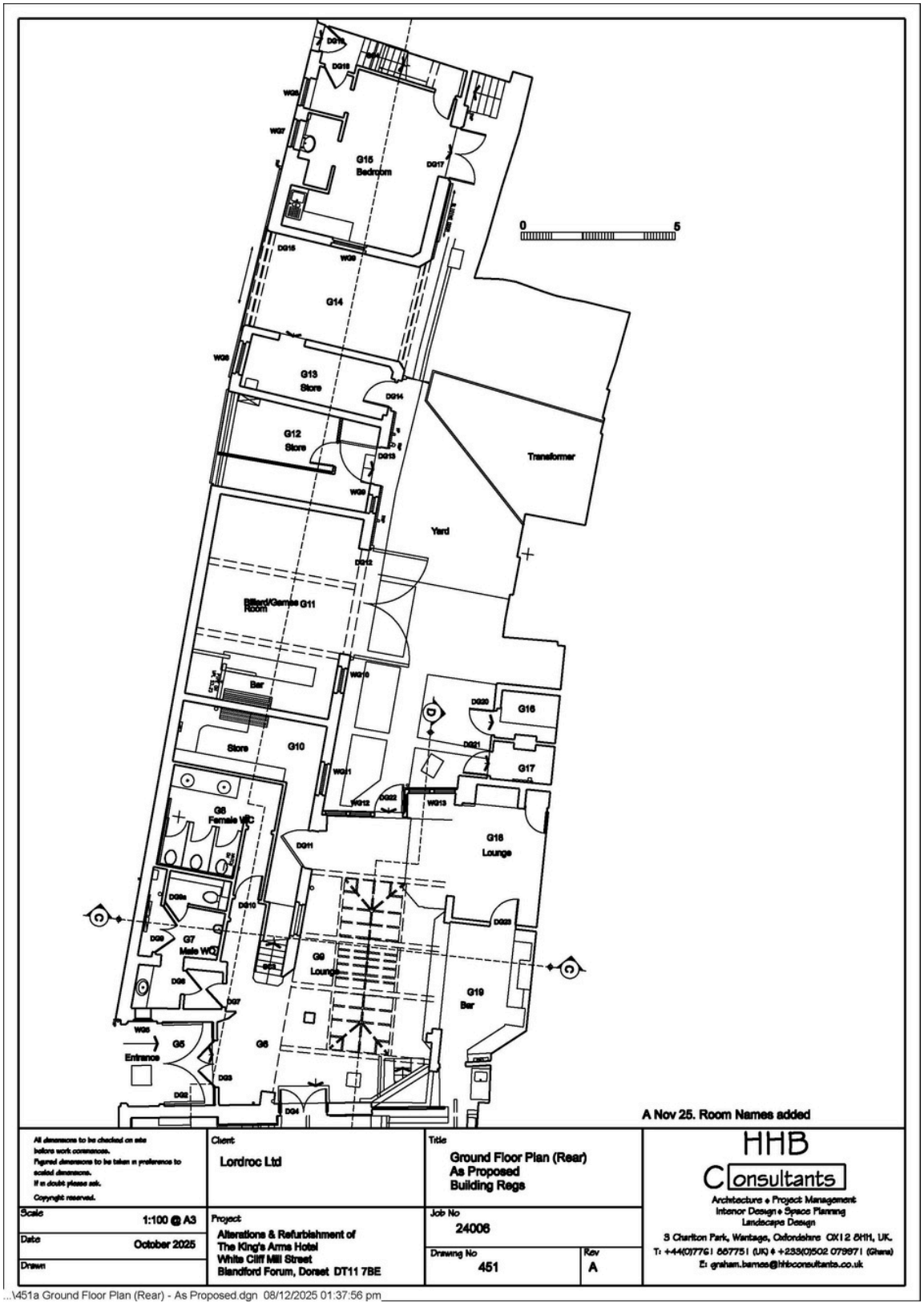
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403a Second Floor Plan (Front)



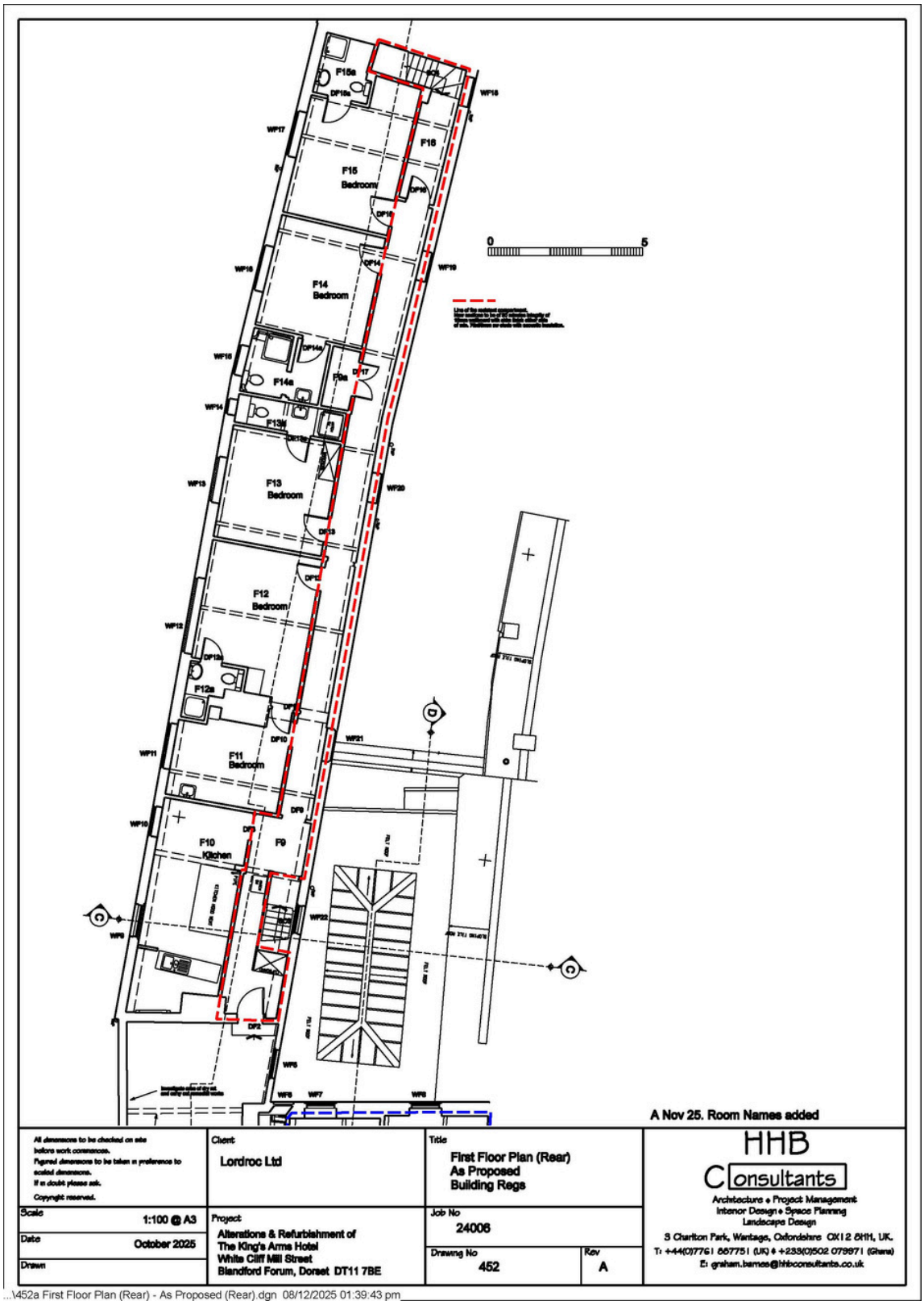
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451a Ground Floor Plan (Rear)



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452a First Floor Plan (Rear)



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