CHAFFERS
ESTATE AGENTS










# Rockys Queen Street,

## , Gillingham, SP8 4DZ

Prominent 3757 sq ft mixed-use opportunity, featuring a former restaurant/bar with beer garden and a well presented three-bedroom residential flat above.
For sale by Public Auction Friday 11 December 2026
• 3757 sq ft mixed use property
• Open plan restaurant/bar area
• Beer garden
• Commercial kitchen with fittings
• Three bedroom residential accommodation above, with separate access
• Close to Gillingham town centre Prominent 3757 sq ft mixed-use opportunity, featuring a former restaurant/bar with beer garden and a well presented three-bedroom residential flat above.
For sale by Public Auction and via Livestream on Friday 11 December 2026 at The Digby Memorial Church Hall, Digby Road, Sherborne, DT9 3NL

## Auction Guide £250,000 Freehold

Council Tax Band: Exempt

# Rockys Queen Street,

, Gillingham, SP8 4DZ

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**DESCRIPTION**

AUCTION

For sale by Public Auction and via Livestream on Friday 11 December 2026 at 2pm at The Digby Memorial Church Hall, Digby Road, Sherborne, Dorset, DT9 3NL and via Livestream. Register to bid in the room, online, by telephone or by proxy via our website.

THE PROPERTY

An 3757 sq ft mixed-use property comprising a spacious, open-plan restaurant and bar on the ground floor, complete with a fully equipped commercial kitchen, cellar and customer WCs. The ground floor has previously operated as a successful restaurant/bar and further benefits from an attractive beer garden, accessed via French doors from the main dining area, creating an excellent indoor-outdoor entertaining space. The first floor offers modernised residential accommodation, comprising a kitchen opening into a generous sitting/dining room, three bedrooms and a family bathroom. The residential accommodation benefits from it's own access or from the restaurant.

**LOCATION**

Situated on Queen Street in the Dorset market town of Gillingham, the property is conveniently located for a range of local amenities, including shops, supermarkets, cafés, public houses, healthcare facilities and schools. The town benefits from a mainline railway station providing services towards Salisbury and London Waterloo, while the A30 and A303 (c. 4 miles) offer access to the wider regional and national road network. Nearby towns include Mere (approximately 3.5 miles), Shaftesbury (4.3 miles), Wincanton (6 miles), Sturminster Newton (8 miles) and Sherborne (12 miles), providing further amenities and services.

**ADDITIONAL INFORMATION**

AGENTS NOTES The property lies in Flood Risk Zone 2, with the garden in Flood Risk Zone 3. The neighbour at Ralton House has a pedestrian right over access over the garden. The property has the benefit of a right of access over the land to the north to provide access to Bay Road. There are various planning applications in the area, please refer to the Dorset Planning Portal for further information. SERVICES Mains electric, gas, water & drainage. Ultrafast broadband available, there is mobile coverage in the area, please refer to Ofcom's website for more details. LOCAL AUTHORITY Dorset Council RV: £12,300 Flat Council Tax Band A SOLICITORS Trethowans Salisbury SP1 3HP 01722 412512 JOINT AGENTS Chaffers Estate Agents 01747 822233 gillingham@chaffersestateagents.co.uk AUCTION CONDITIONS OF SALE AND NOTES LEGAL AND INFORMATION PACK For full details please refer to the auction catalogue available online at www.symondsandsampson.co.uk/property-auctions A full legal pack can be purchased online. Please telephone the office below to check availability. We strongly recommend you instruct a solicitor to inspect the legal pack on your behalf. * Guides are provided as an indication of each seller's minimum




## Directions

From our Gillingham Office proceed down the High Street and bear right onto St Martin's Square. Just before the junction, turn right onto Queen Street where Rockys can be found on the right hand side.









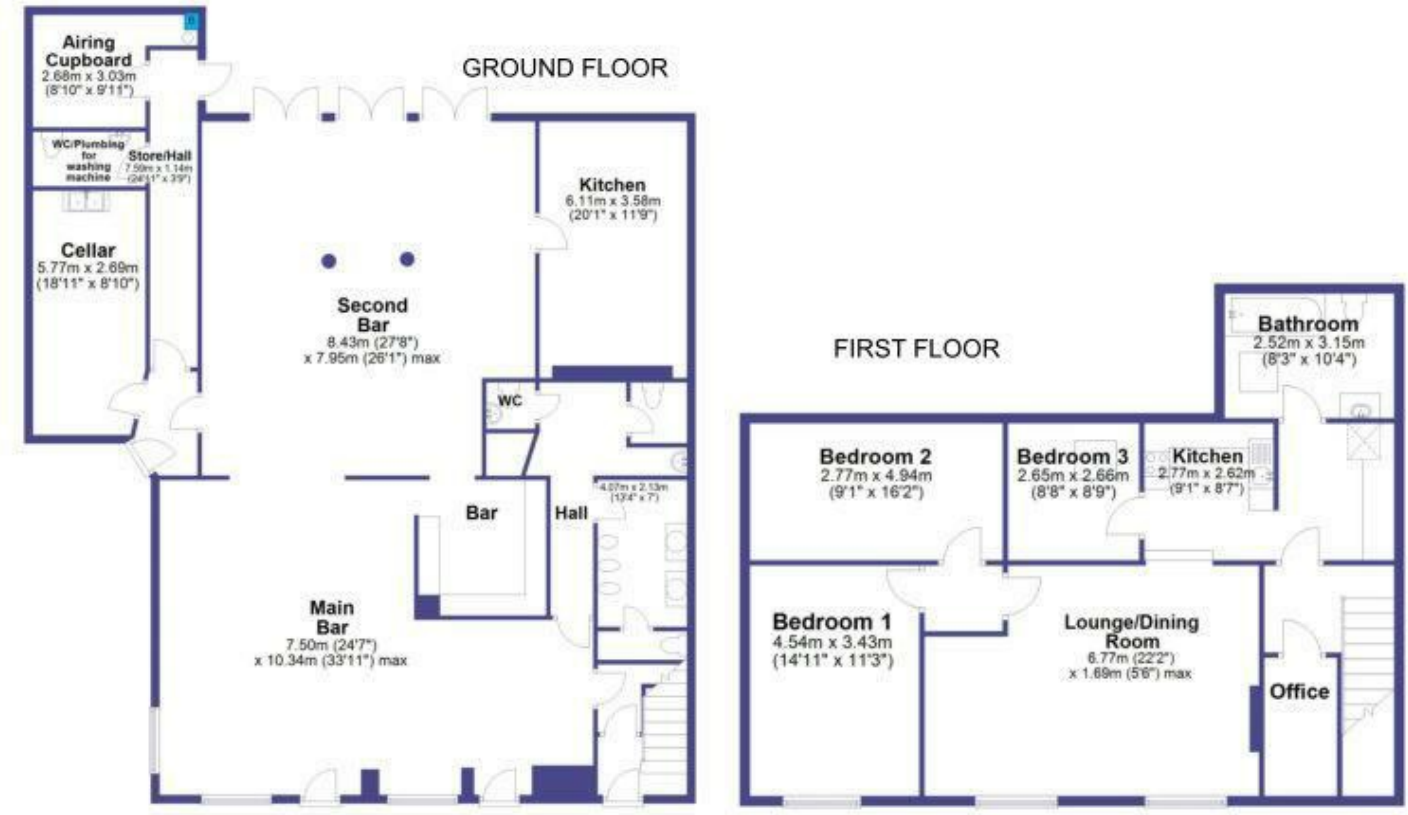




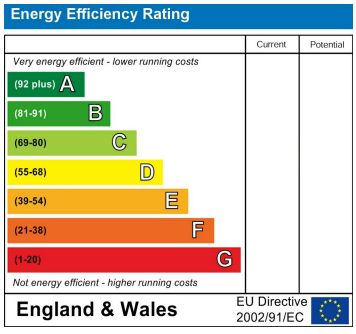




## Floor Plan




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.




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