

TO LET

Former Bank Hall in Popular Market
Town Centre

17 Market Place, Blandford Forum, Dorset, DT11 7AG

Key Features

- Ground and first floor former bank premises with external rear store
- Suitable for variety of uses (Class E)
- Nearby occupiers include Reeve The Bakers, Corn Exchange Town Hall, Spar, Holland & Barrett
- Available on a new lease at a rental of £35,000 per annum, exclusive
- £10,000 fit-out incentive available (subject to status)



Location

Blandford Forum is an attractive Georgian market town located some 20 miles northwest of Bournemouth and 25 miles west of Salisbury.

Major names represented include Marks & Spencer Simply Food, Costa, WH Smith, Boots, Hays Travel, Holland & Barrett, Iceland, Specsavers, Subway and Nationwide Building Society, Blandford also features a broad range of independent retailers and service providers.

Also located in the town centre is a Morrisons supermarket adjacent to which is the 188 space Marsh & Ham shopper's car park.

The subject premises occupy a prime trading location in Market Place between Reeve The Bakers and the Corn Exchange Town hall, which is currently undertaking major refurbishment works. It benefits from pay and display parking immediately in front of the property and additional roadside parking (subject to daytime waiting restrictions) further along Market Place and East Street.

Description

The property comprises a mid-terrace former bank premises arranged at ground and first floor, with the main former banking hall together with extensive ground floor ancillary area, a large vault room and a rear fire door leading to the external storage building which is also accessible from the rear of the property.

The property benefits from gas central heating, LED lighting and a wheelchair platform lift at the front entrance lobby.

The first floor is comprised of a main office room with additional storage room, a separate kitchen and a male and female WC.

The premises could lend themselves to a variety of uses subject to the ingoing tenants securing any necessary statutory consents. Such uses might include the food and beverage sector, offices, medical, leisure or education.



What3words: [shrubbery.butchers.ringers](#)

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Accommodation

Floor Areas	Sq Ft	Sq M
Sales Area	1,331	124.72
Vault	145	13.50
Rear Offices/Ancillary/Storage	645	59.93
Total Net Internal Area	2,121	198.15
First Floor	Sq Ft	Sq M
Staff Room	58	5.38
Main Office	219	20.32
Storeroom	23	2.15
Kitchen	133	12.39
2 x WC		
Total Net Internal Area	433	4.24
Total Net Internal Area	2,554	238
External Rear Storage	484	45

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at £35,000 per annum exclusive of rates and all other outgoings.

Please note VAT is not payable on the rents.



Planning

We believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

EPC

Asset Rating D (85)

Rateable Value

Rating £22,000
Source www.gov.uk/find-business-rates

Code of Leasing

All interested parties should be aware of the RICS Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.

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Contact Us

To discuss any aspect of this property or the disposal process, please contact the sole agent:

Ben Simpkin | 07871 373 069 | bsimpkin@mavarealestate.co.uk

Dominic Street | 07443 277 559 | dstreet@mavarealestate.co.uk

Clare Julyan | 01202 887 555 | cjulyan@mavarealestate.co.uk



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