



To Let

30 Salisbury Street, Blandford Forum, DT11 7AR

Town centre retail unit

- Prominent position fronting Salisbury Street
- First floor storage
- A1 (retail) use. Alternative uses considered (subject to planning)
- 83.16 sq m (895 sq ft)

30 Salisbury Street, Blandford Forum, DT11 7AR

LOCATION

The historic market town of Blandford Forum is located approximately 20 miles north west of Bournemouth and 25 miles south west of Salisbury.

Blandford Forum features a good mix of quality independent operators and national multiple retailers. Notable occupiers in the town include Morrisons, WH Smith, Boots, Costa and Iceland.

The subject property fronts Salisbury Street, one of the main retail thoroughfares in the town.

DESCRIPTION

The property comprises a two storey retail unit arranged with open plan sales space on the ground floor and storage space on the first floor. WC and kitchen facilities are located on the first floor.

ACCOMMODATION

Approximate floor areas are as follows:

Name	Sq ft	Sq m
G - Sales	405	37.63
G - Storage	37	3.44
1st - Ancillary / Storage	453	42.09
Total	895	83.16

TENURE

The premises are available (subject to vacant possession) by way of a new Full Repairing & Insuring lease for a term to be agreed.

RENT

£9,750 per annum exclusive

PLANNING

We understand the property has the benefit of a Planning Consent for uses falling within Class A1 of the Town & County Planning (Use Classes) Order 1987. Alternative uses may also be considered, subject to the necessary consents



SUMMARY

Available Size	895 sq ft
Rent	£9,750 per annum
Business Rates	Businesses who can claim Small Business Rates Relief may be able to claim 100% rates relief on this property (no rates paid)
Rateable Value	£8,800
EPC Rating	E (120)

VIEWING & FURTHER INFORMATION

Alastair Knott

01202 661177

alastair@sibbettgregory.com

**sibbett
gregory**

More properties @ www.sibbettgregory.com

FINANCE ACT 1989: Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending Purchaser or Lessee must satisfy themselves as to the incidence of VAT in respect of any transaction. IMPORTANT NOTE: At no time has a structural survey been undertaken and appliances have not been tested. Interested parties should satisfy themselves as necessary as to the structural integrity of the premises and condition and working order of services, fixtures and fittings. IDENTIFICATION: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering -the requirements derive from Statute. A form will be sent to the proposed tenant/purchaser to ensure compliance after provisional terms have been agreed. Generated on 05/03/2020

