

TO LET

Three Storey Class 'E' Unit

MAVA
REAL ESTATE

16 Market Place, Blandford Forum, Dorset, DT11 7EB



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Minster Chambers, 43 High Street, Wimborne, Dorset, BH21 1HR



Key Features

- Total Net Internal Area 2,064 Sq. Ft (191.81 Sq. M)
- Prime trading location
- Suitable for variety of uses
- Grade II Listed Building
- Nearby occupiers include Reeve The Bakers, Corn Exchange Town Hall and Holland & Barrett
- Available by way of a new lease at a rental of £30,000 per annum, exclusive

Location & Description

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 and benefits from pay and display parking nearby and additional roadside parking (subject to daytime waiting restrictions) further along Market Place and East Street.

The property comprises a well-presented mid-terrace Grade II Listed building arranged over three floors.

The ground floor provides an open-plan retail/sales area with a stock room to the rear, The upper floors are accessed from the front of the unit. The first floor comprises storage areas/office space, while the second floor offers kitchen/staff room and male/female WC's.

The property benefits from a double frontage, three phase electrical supply and rear access.

Accommodation

Floor Areas	Sq Ft	Sq M
Ground Floor – Sales Area	797	74.07
Ground Floor – Store Room	274	25.46
First Floor – Store Room	788	73.23
Second Floor – Kitchen/Staff Room	205	19.05
Total Net Internal Area	2,064	191.81

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 £30,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

VAT

We understand that VAT is payable, however all parties are advised to make their own enquiries into the matter.

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

To be assessed

Rateable Value

Rating

£14,500

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.



Contact Us

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

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