



Former Caravan Sales, Lady Bailey Park, Winterborne Whitechurch, Blandford,
DT11 0HJ

Former caravan sales business with salesroom, workshops and
storage available to lease in parts.

From £10,000 Per Annum

Former Caravan Sales,

Lady Bailey Park
Winterborne Whitechurch
Blandford
DT11 0HJ



1.57 Acres

- Versatile site
- Salesrooms, open storage and workshops
 - Great roadside sales location
 - Available as a whole or in three parts



From £10,000 Per Annum

Dorchester Commercial
01305 261008 ext 3
commercial@symondsandsampson.co.uk



THE PROPERTY

An opportunity to lease parts of the former Lady Bailey Caravan sales site totalling around 0.63 hectares (1.57 acres) which can be broken down into the following commercial areas:

Front Section:

Main office (2,069sqft approx) and Yard (20,000sqft)
£30,000pa

Small sales cabin (252sqft) and separate yard (6,600sqft)
to front £10,000pa

Middle Section:

2 bay workshop (1,138sqft) £20,000pa

2 bay workshop (1,518sqft) £23,000pa

Workshop/Store building to rear (662sqft) £10,000pa

(right of way across it from front or rear site for access to the toilets)

The rear open storage site (access via the middle site)

0.2383 hectares (0.6 acres)

Includes Static Caravan 290sqft

Asking £70,000pa

SITUATION

Winterborne Whitechurch is a well located village close to Blandford with close links to Dorchester, Poole and Wimborne.

DIRECTIONS

Winterborne Whitechurch is situated on the A354 between Blandford and Puddletown/Dorchester. The site is situated fronting this road on the western side of the village.

What3words:///reseller.phantom.reason

SERVICES

Mains water, electricity and sewerage.



Middle site images

LOCAL AUTHORITY

Dorset Council Tel: (01305) 221000

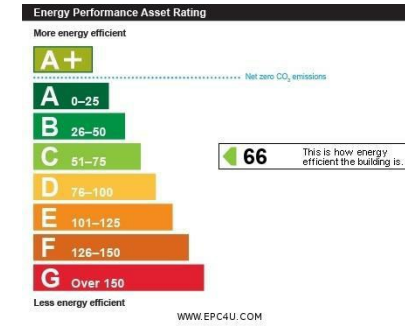
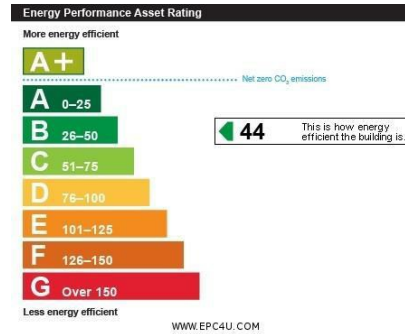
Business Rates RV: TBA

ENERGY PERFORMANCE CERTIFICATE

Lady Bailey Caravans Salesroom B (44)

Workshop 1 C (66)

Workshop 2 C (61)



CODE FOR LEASING BUSINESS PREMISES

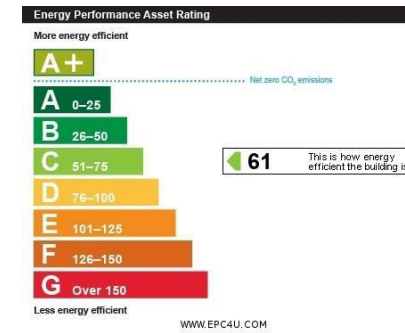
The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website:- www.leasingbusinesspremises.co.uk.

FINANCE ACT 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.



Rear site images



To let in 3 parts



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LANDMARK INFORMATION Plotted Scale - 1:1250. Paper Size - A4

JM/09/12/25



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