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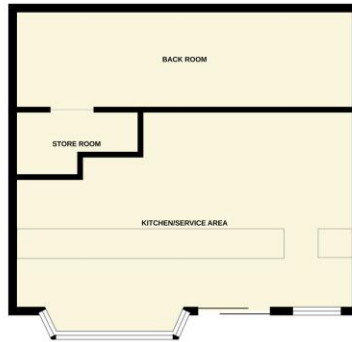
**A MIXED USE GRADE II LISTED FREEHOLD COMMERCIAL PREMISES WITH A  
3 BEDROOM FLAT ABOVE SET IN THE HEART OF THE  
MARKET TOWN OF BLANDFORD MAKING AN IDEAL HOME & INCOME  
NO FORWARD CHAIN**



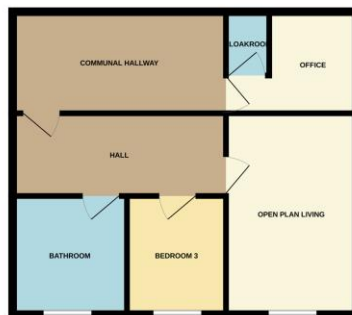
# East Street, Blandford, Dorset DT11 7DR

**PRICE £449,950**

GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Location:

Set in the heart of the historic market town of Blandford Forum is this mixed use premises. Set on the busy main high street within walking distance of all the amenities the Georgian town has to offer. The town is surrounded by beautiful countryside with the Dorset Downs & Cranbourne Chase close by The River Stour within walking distance. The busy town of Poole is 13 miles south & Salisbury is 22 miles north west.

# East Street, Blandford, Dorset DT11 7DR

## PRICE £449,950

### Commercial Premises:

At the front of the grade II listed building is a character sash window. There is a further large glass floor to ceiling bay window into the shop. A wooden door with a clear glass panel gives access to the customer area which proves ample space for ordering and waiting, there are tiles on the floor and on the walls.

The kitchen has a countertop for serving customers with storage beneath and a number of appliances including a 4 pan Kiremko range, 2 commercial microwave ovens and a range of fridges & freezers. There is a dedicated hand wash sink, the floor and walls are tiled and there is an extractor.

The back room has a wash up facility and additional appliances including 56lb Bold peeler & chipper, racking, potato bins, washing machine and further cold storage appliances. The floor and walls are tiled and there is a storage cupboard.

Upstairs there is an office space with space for a desk and additional storage. There is a screen for the CCTV at the premises and a cloakroom with wc & a wash hand basin. There is laminate flooring and tiled walls.

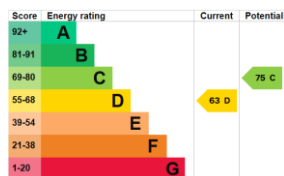
Use Class - A5 (Sui Generis)

Turnover - £200,000+VAT Per Annum

### Measurements:

#### Shop:

Front 23'7" (7.19m) x 13'11" (4.25m)  
Back 23'1" (7.06m) x 6'11" (2.13m)



### The Flat:

Refurbished in 2021 & with vacant possession the flat benefits from its own entrance & is entered from a communal area into a hallway. There is space and plumbing for a washing machine under the stairs.

The kitchen has a matching range of cupboards at base and eye level. A hob is set into the work surface with oven below & extractor hood above. There is a sink with side drainer set into the work surface, a wooden sash window to the front aspect with radiator beneath.

Bedroom 3 is a single sized room with a wooden sash window to the front aspect with a radiator beneath.

The bathroom has a bath with shower over and a glass screen, wc, wash hand basin and a heated towel rail.

Stairs from the hallway give access to the landing & to bedrooms 1 & 2.

Bedroom 1 is a double sized room with two wooden sash windows to the front aspect & a radiator. Off the room is a modern en suite shower room with a cubicle shower with splashbacks, wc, & a basin with vanity unit, light, extractor fan & heated towel rail.

Bedroom 2 is a double sized room with a wooden sash window to the front aspect. There is also a radiator & a cupboard housing the combi boiler.

### Measurements:

#### Flat:

Open Plan Living 13'11" (4.25m) x 9' (2.75m)  
Bedroom 1 13' 93.96m) x 8'3" (2.53m)  
En Suite 5'2" (1.57m) x 4'9" 91.46m0  
Bedroom 2 13'10" (4.21m) x 9'2" (2.79m)  
Bedroom 3 8'5" (2.56m) x 6'7" (2.02m)  
Bathroom 8'5" (2.56m) x 6'9" (2.07m)

#### Shop:

Front 23'7" (7.19m) x 13'11" (4.25m)  
Back 23'1" (7.06m) x 6'11" (2.13m)

