



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

FORMER MEETING HALL, SHORT'S LANE, BLANDFORD FORUM, DT11 7BD



Former Meeting Hall FOR SALE

- Town Centre location
- Good parking adjacent
- Suitable for a variety of uses

Arrange a viewing today

01202 551821

**Offers in the region of
£330,000**

bhcommercial@ellis-partners.co.uk

SITUATION AND DESCRIPTION

Blandford Forum is an attractive town located 20 miles from Bournemouth and 25 miles from Salisbury. The meeting hall is in an excellent location only a short walk from the town centre.

The two-storey building, formerly used as a place of worship, comprises of around 3,625 sq.ft. (337 sq.m.) with good sized halls on the ground and first floors with a reception area and ancillary space, plus a kitchen and WC's. There is an external brick built store, and the car park provides enough space for roughly 12 cars.

ACCOMMODATION

Ground Floor		
Entrance Hall	224 sq.ft.	(20.81 sq.m.)
Inner Hall	256 sq.ft.	(23.79 sq.m.)
Cloakroom	82 sq.ft.	(7.62 sq.m.)
Main Hall	659 sq.ft.	(61.25 sq.m.)
Kitchen	114 sq.ft.	(13.38 sq.m.)
Boiler Room	14 sq.ft.	(1.3 sq.m.)
Storeroom	33 sq.ft.	(3.07 sq.m.)
First Floor		
Office	70 sq.ft.	(6.5 sq.m.)
Hall	1,554 sq.ft.	(144.42 sq.m.)
Meeting Room	79 sq.ft.	(7.34 sq.m.)
Store	34 sq.ft.	(3.16 sq.m.)
Outside Store	124 sq.ft.	(11.52 sq.m.)
Total Internal Area	3,625 sq.ft.	(337 sq.m.)

EPC RATING - exempt

RATEABLE VALUE - £TBC

From 1st April 2017 premises with a rateable value below £12,000 will receive 100% small business rates relief (no rates payable).

Interested parties should enquire of the local Rating Authority as to the implications of the phasing arrangements on the amount of rates actually payable. Parties should also make enquiries concerning the implications of the small business allowance.

TENURE

Freehold with offers in the region of £330,000

PLANNING

We are advised that our clients have used the premises as a place of worship and meeting hall for many years. Interested parties must make their own enquiries of the Local Planning Authority as to the acceptability of their own proposed use for the premises.

LEGAL FEES

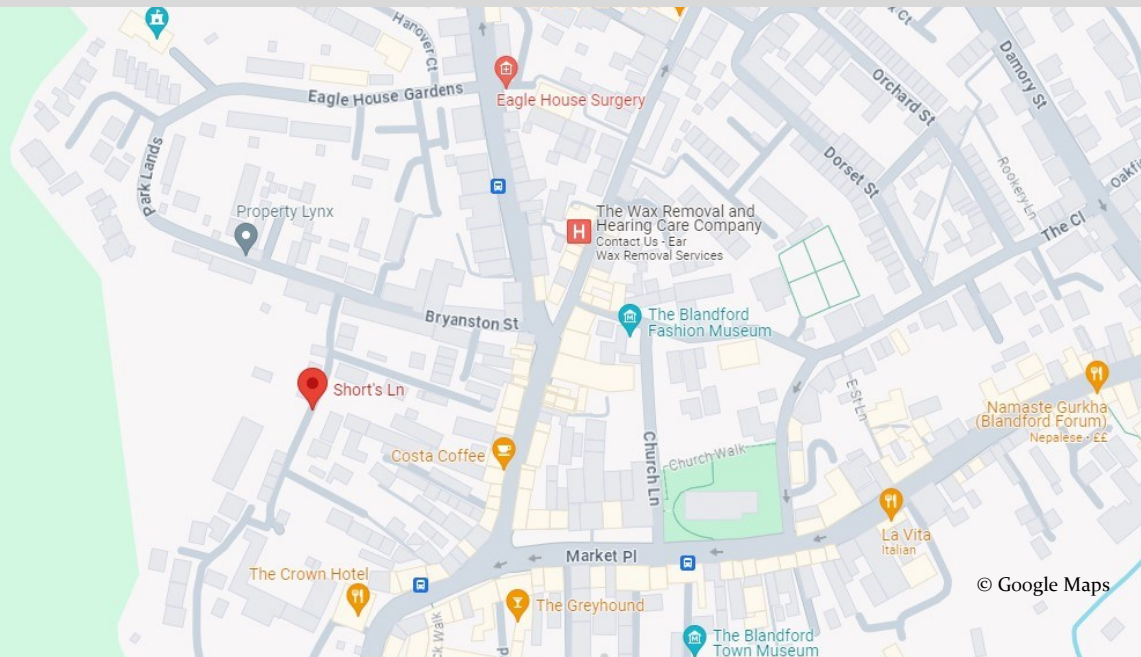
The incoming tenant will be responsible for their own legal fees.

VIEWING AND FURTHER DETAILS

By arrangement with Ellis and Partners through whom all negotiations are to be conducted.

Tel: 01202 551821

Website: www.ellis-partners.co.uk



MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser or tenant once terms have been agreed.

The Agents for themselves and for the Vendor of this property, whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or Vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representatives of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The Vendor does not make or give and neither the Agents nor any person in their employ has any authority to make or give, any representation or warranty whatsoever in relation to this property.

