

Blandford Forum - 17 Market Place, Dorset DT11 7AG  
Retail Premises to Rent



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



# Blandford Forum - 17 Market Place, Dorset DT11 7AG

## Retail Premises to Rent



### Property Features:

- Comprises prominent former bank premises
- Suitable for variety of uses (Class E)
- Property benefits from rear access
- VAT is NOT applicable to this property
- Available from June 2023 on a new lease
- Town centre location with occupiers close by including Holland & Barrett, Clarks, NatWest, Lloyds and WH Smith, amongst many more.

### Property Description:

Comprises mid-terrace former bank premises, arranged at ground and first floor, providing the following accommodation and dimensions:

Ground Floor: 168.40 sq m (1,812 sq ft)

Open plan retail, Offices, Storage

First Floor: 35.00 sq m (376 sq ft)

Storage, WCs, Plant Room

External Rear Storage: 45.00 sq m (484 sq ft)



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### Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £1,153.84 per week (PCM: £5,000)

Deposit: £15,000 (3 Months)

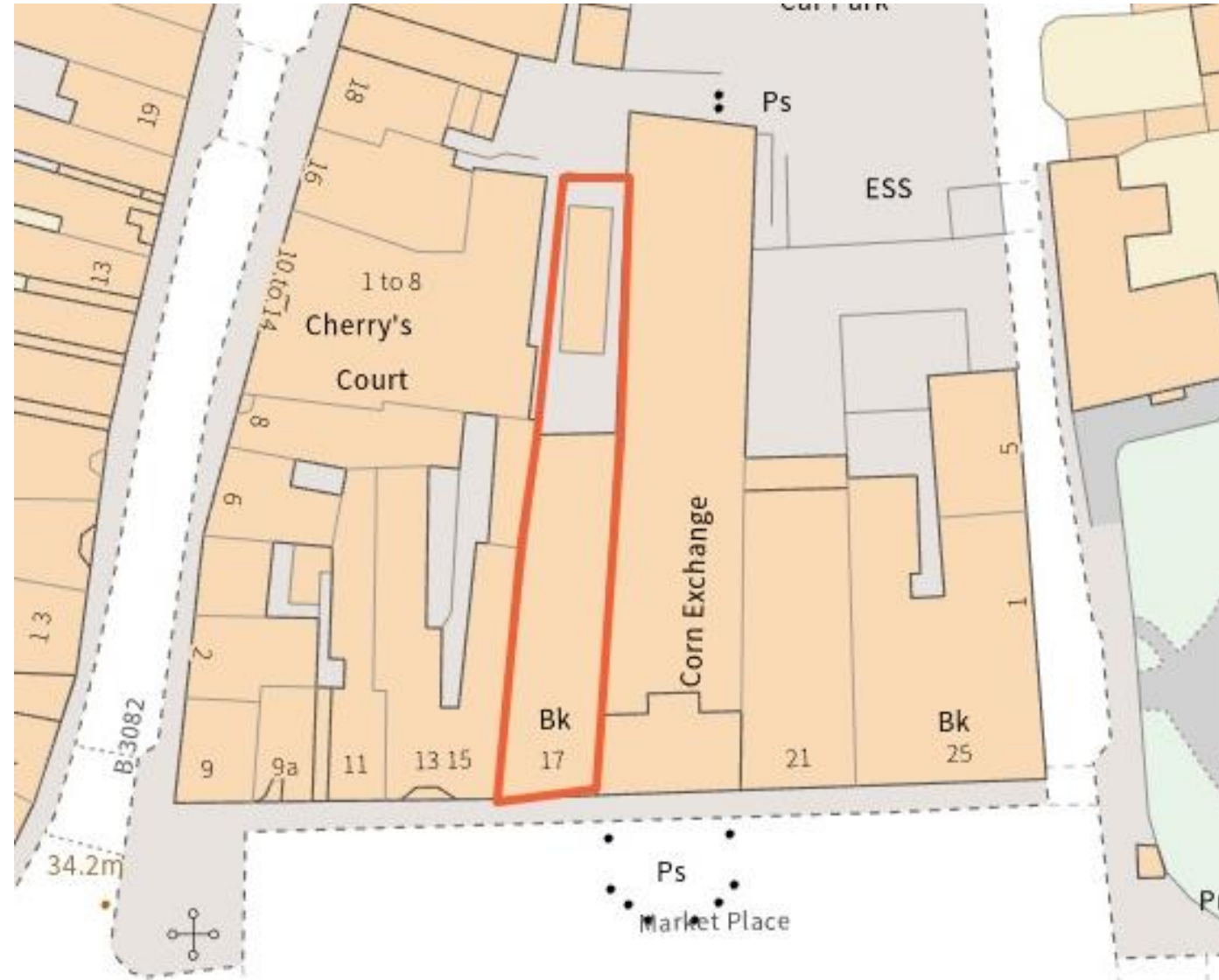
### Rateable Value:

Rateable Value - £22,000 p.a.

Rates Payable - ~£11,260 p.a.

### EPC:

The property benefits from a D Rating. Certificate and further details available on request.



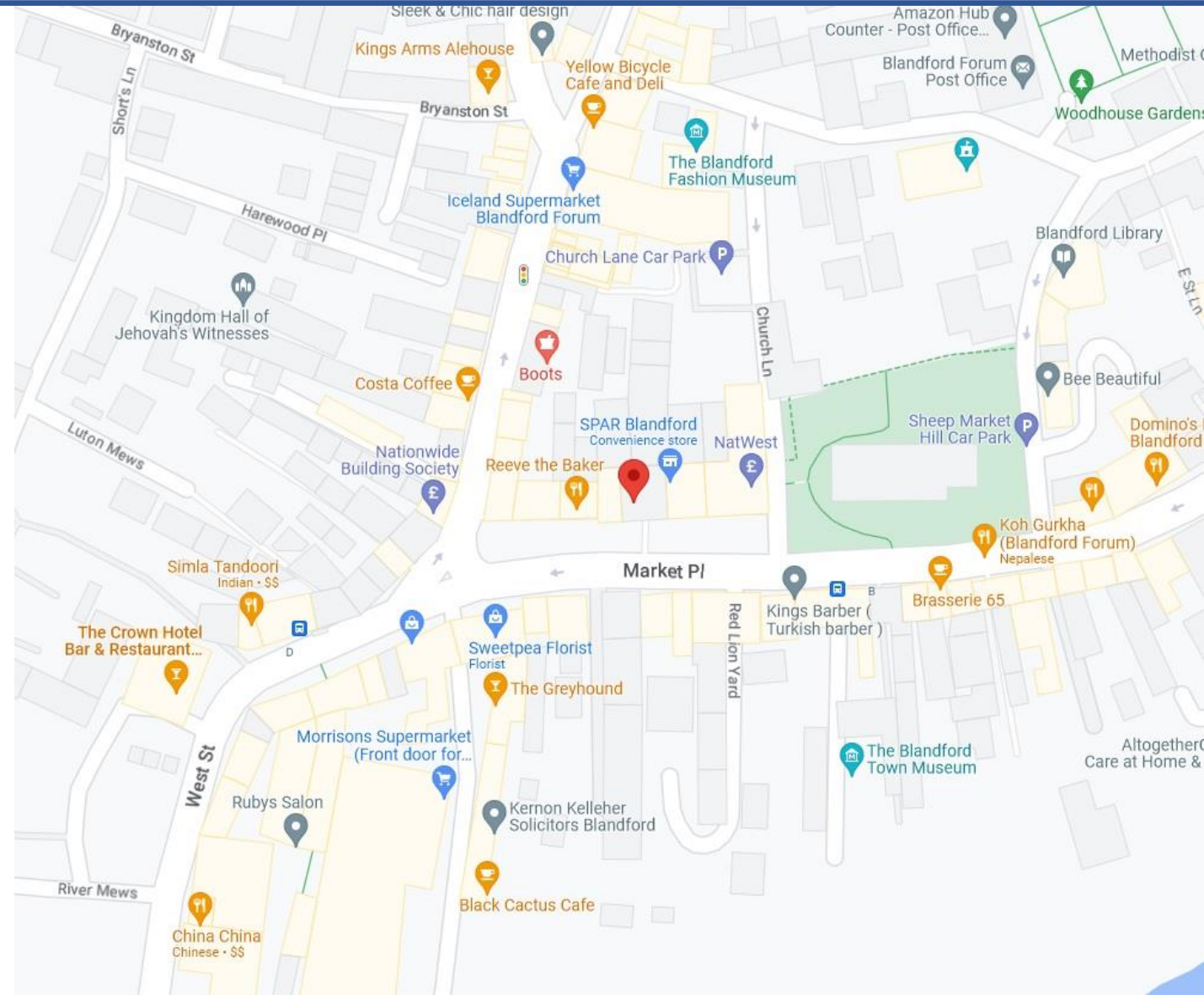
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### Location:

Blandford Forum, commonly known as Blandford, is a market town in Dorset, England, situated by the River Stour about 13 miles northwest of Poole. Blandford lies at the junction of the A350 and A354 main roads but is skirted by an eastern bypass. The property is located in the heart of the town centre with occupiers close by including Holland & Barrett, Clarks, NatWest, Lloyds and WH Smith, amongst many more.



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### Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



Sam Georgev – VP Sales & Lettings  
M: +44(0)75545 57088  
E: sam@bluealpine.com



Joseph Bachman – COO  
M: +44(0)77236 19270  
E: joseph@bluealpine.com



# BLUE ALPINE

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### Address:

Blue Alpine Partners Limited

Trading Address: 83c Ashley Gardens, Thirleby Road, London, SW1P 1HG

Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

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