



CHAFFERS
ESTATE AGENTS

BLANDFORD FORUM

£13,500 PAX or
Offers in the region of £150,000 Freehold

Property

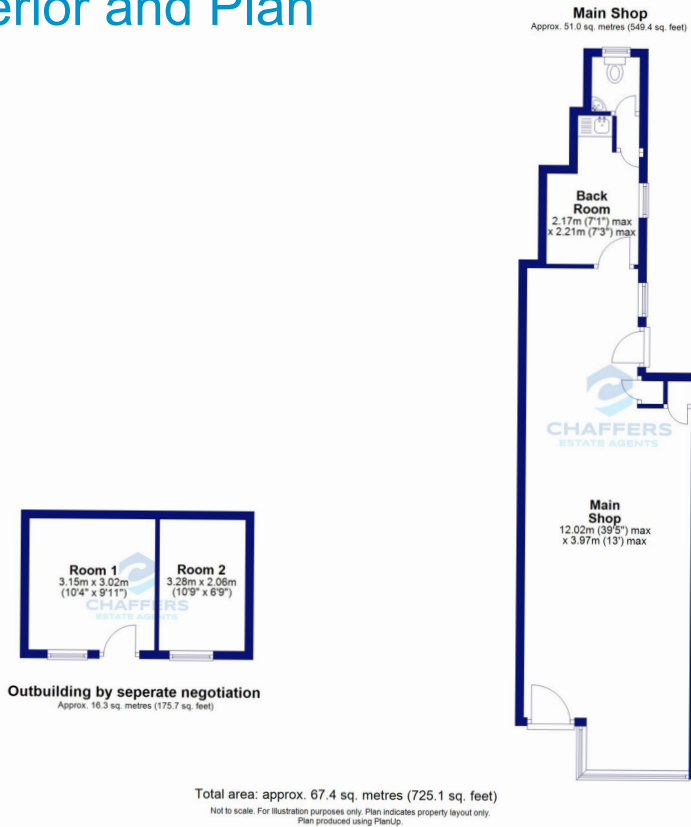
A 550 Sq Ft town centre shop, with an optional 175 Sq Ft outbuilding by separate negotiation. The property is available on an annual rent or as Freehold purchase. Suitable for class E commercial use.

SUMMARY :

RATEABLE VALUE £9,100 - SUITABLE FOR CLASS E COMMERCIAL USE

PUBLIC AREA - OFFICE AREA - KITCHENETTE - WC - OUTBUILDING BY SEPERATE NEGOTIATION - REAR ACCESS

Interior and Plan



Description

22 Salisbury Street is located in a prominent position in the centre of the Georgian town of Blandford Forum. The premises is located on the town's main thoroughfare. It is fully fitted out for a shop with a main counter and rear access. At the back of the main public area a door leads through to an office area, with a kitchenette and a door leading through to the WC.

Total floor space for the main premises is in the region of 550 sq ft / 51 sq m which includes a High Street facing public space. The outbuilding accessed from the rear passage is in the region of 175 sq ft / 16 sq m and consists of two rooms with power and lighting.

If interested parties would prefer to buy instead of rent then the property is being sold with the freehold for the building. There is a leasehold flat above on a 125 year lease from 2002. The owners of the flat currently pay ground rent of £100 per year and the insurance costs are split 50/50. Current planning is designated as Commercial Class E and any interested parties should satisfy themselves as to the suitability of their proposed use. The building is Grade II Listed.

Additional Information

Services : Mains Water, Electricity and Drainage.

Council Authority : Dorset Council

Rateable Value : £9,100

Freehold

Rental Lease Term : The owner is looking for a 10 year rental lease agreement.

Caution : **NB** All services and fittings mentioned in these particulars have **not** been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate : Rated B

Property Ref: SC4332 Date: 18.09.2024

Viewing

Only by appointment with the **SOLE AGENTS**,

Chaffers Estate Agents,

48 High Street, Shaftesbury, Dorset, SP7 8AA.

Tel : 01747 852301

Email : shaftesbury@chaffersstateagents.co.uk.

www.chaffersstateagents.co.uk

AGENTS NOTE : In accordance with Section 21 of the Estate Agents Act 1979 a personal interest is declared.

While we endeavour to make our sales particulars accurate and reliable, if there is any point, which is of particular importance to you, please contact any member of staff at the Wincanton Office, who will be pleased to check the information for you. Do so, particularly if contemplating travelling some distance to view the property