

4 GEORGIAN PASSAGE,  
BLANDFORD FORUM  
DORSET DT11 7DX

Chaffers

INDEPENDENT ESTATE AGENTS & LETTING AGENTS



SHOP/OFFICE SPACE LOCATED  
OFF THE CENTRE OF THE TOWN  
OFFERED WITH VACANT  
POSSESSION

£5500.00 per annum



18 Salisbury Street, Blandford Forum, Dorset DT11 7AR

01258 456044  
www.chaffers.co.uk

# 4 GEORGIAN PASSAGE, EAST STREET, BLANDFORD FORUM, DORSET DT11 7DX.

## Directions

From our office proceed into The Market Place and then into East Street, walking in an easterley direction. Georgian Passage will be found on your right handside.

## Viewing

Only by appointment with Chaffers (Blandford) Ltd, 18 Salisbury Street, Blandford Forum, Dorset DT11 7AR  
Tel. 01258 456044 Email: post@chaffers.co.uk

## Accommodation

### Accommodation:

Front door to

### Shop/Office

Bay window, staircase to the first floor, understairs cupboard, smoke detector, exposed beams.

### First Floor:

**Office** 12'0" x 5'0"

Window, door to

### Cloakroom

White suite comprising WC and wash hand basin.  
Extractor fan.

### Additional Information:

**Services** Mains water, electricity and drainage are connected. Telephone subject to BT transfer regulations.

### Lease

A new Full Repairing and Insuring Lease is available to approved tenants for a term to be agreed.

**Rateable Value** £TBC

### VAT

Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.

### Legal Costs

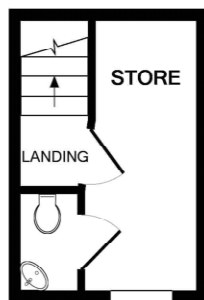
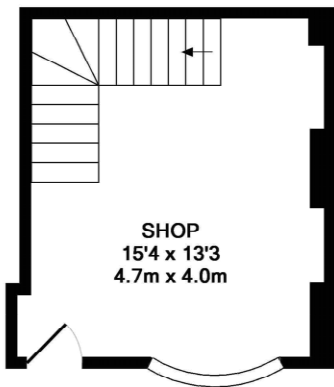
Each party will be responsible for their own legal costs.

### Agent's Notes

Rent will be paid by standing order, quarterly in advance.

### Caution

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



GROUND FLOOR  
APPROX. FLOOR  
AREA 183 SQ.FT.  
(17.0 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 92 SQ.FT.  
(8.5 SQ.M.)

4 GEORGIAN PASSAGE

TOTAL APPROX. FLOOR AREA 275 SQ.FT. (25.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**Mortgage Advice:** "We would be happy to introduce you to Bloomfield & Associates Ltd, an appointed representative of CAERUS Financial Limited for any mortgage requirements."

**"Your home may be repossessed if you do not keep up repayments on your mortgage."**

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 Steven Thornewill at the Blandford office, who will be pleased to check the information for you. Do so, particularly if contemplating travelling some distance to view the property.