

Primmer Olds B·A·S

FOR SALE

Rare Development Opportunity

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

KEY FEATURES

- Suitable for a variety of uses (subject to any necessary consents)
- Conversion/ development potential (subj to pp)
 - Town centre location
- Excellent parking adjacent
- Well presented throughout
 - Rare opportunity
- 3,625 sq ft (337 sq m) NIA over two floors



Primmer Olds B·A·S
43 High Street, Wimborne, Dorset
BH21 1HR

Enquiries: Call us on 01202 887 555



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www.primmeroldsbas.co.uk

FORMER MEETING HALL, SHORTS LANE

DESCRIPTION

Blandford Forum is an attractive Georgian market town located some 20 miles north west of Bournemouth and 25 miles west of Salisbury.

The town offers a vibrant retail scene featuring a good selection of national and independent retailers and service providers.

The Hall and Woodhouse Brewery is located in the town which also plays host to 4 supermarkets being Tesco, Morrisons, Lidl and Marks & Spencer Simply Food.

The subject premises occupy an excellent location with Blandford town centre a short walk from the Market Place.

A well-presented two storey building which is currently used as a place of worship. The property, which extends to around 3,625 sq ft (337 sq m), comprises good sized halls on each of the ground and first floors together with reception area and ancillary space plus kitchen, male, female and accessible WC's. there is also an external brick-built store.

An adjacent car park provides space for around 12 cars.

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.

planningteam@dorsetcouncil.gov.uk

Tel: 01305 838336

TENURE

Freehold with full vacant possession upon completion.

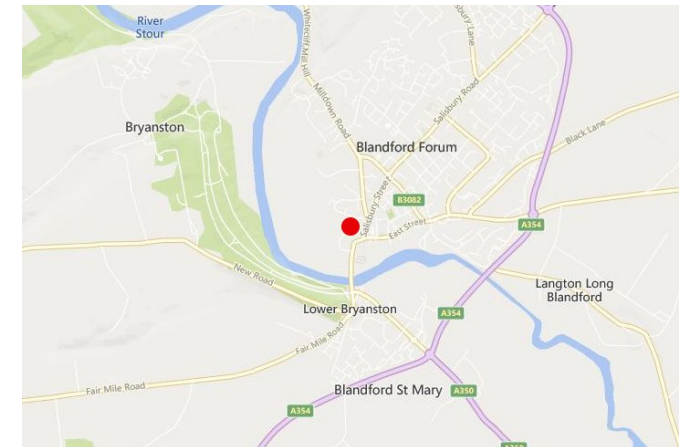
TERMS

Offers are invited in the region of £350,000

ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Ground Floor		
Entrance Hall	224	20.81
Inner Hall	256	23.79
Cloakroom	82	7.62
Main Hall	659	61.25
Kitchen	114	13.38
Boiler Room	14	1.3
Storeroom	33	3.07
First Floor		
Office	70	6.50
Hall	1,554	144.42
Meeting Room	79	7.34
Store	34	3.16
Outside store	124	11.52
Total Internal Area	3,625	337

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.



VAT

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

MONEY LAUNDERING

Please note all prospective purchasers will need to be verified for 'Anti Money Laundering' purposes prior to issuing memorandum of agreed terms of sale.

EPC

As a place of worship, the premises are currently exempt from needing to provide an EPC.

VIEWING & FURTHER INFORMATION: CALL 01202 887 555

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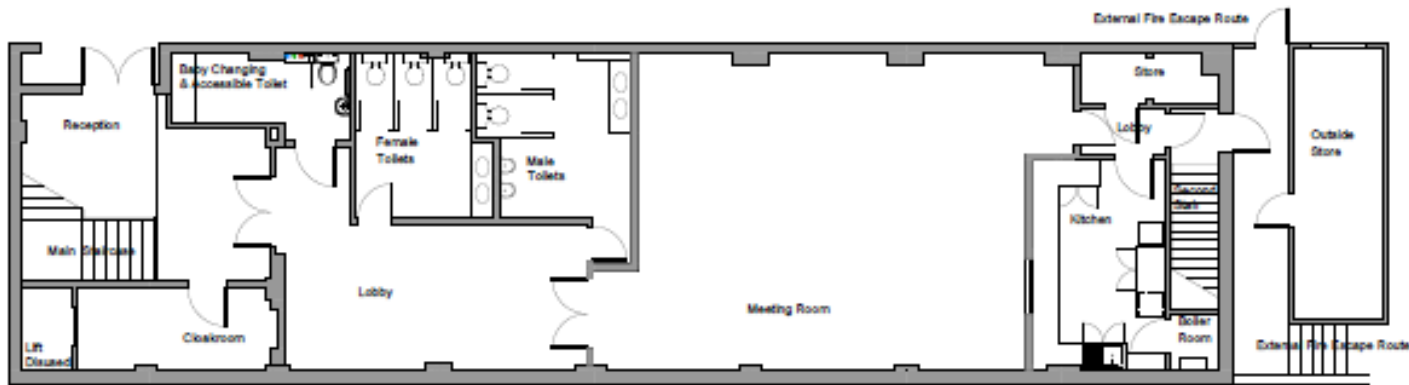
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EXISTING FLOOR PLAN



FIRST FLOOR



GROUND FLOOR

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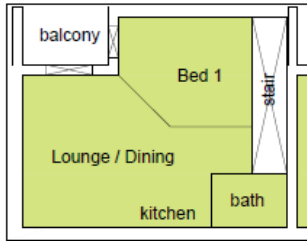
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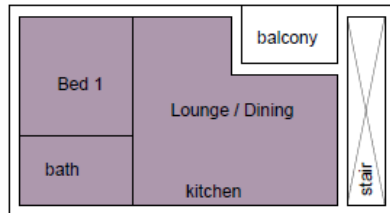
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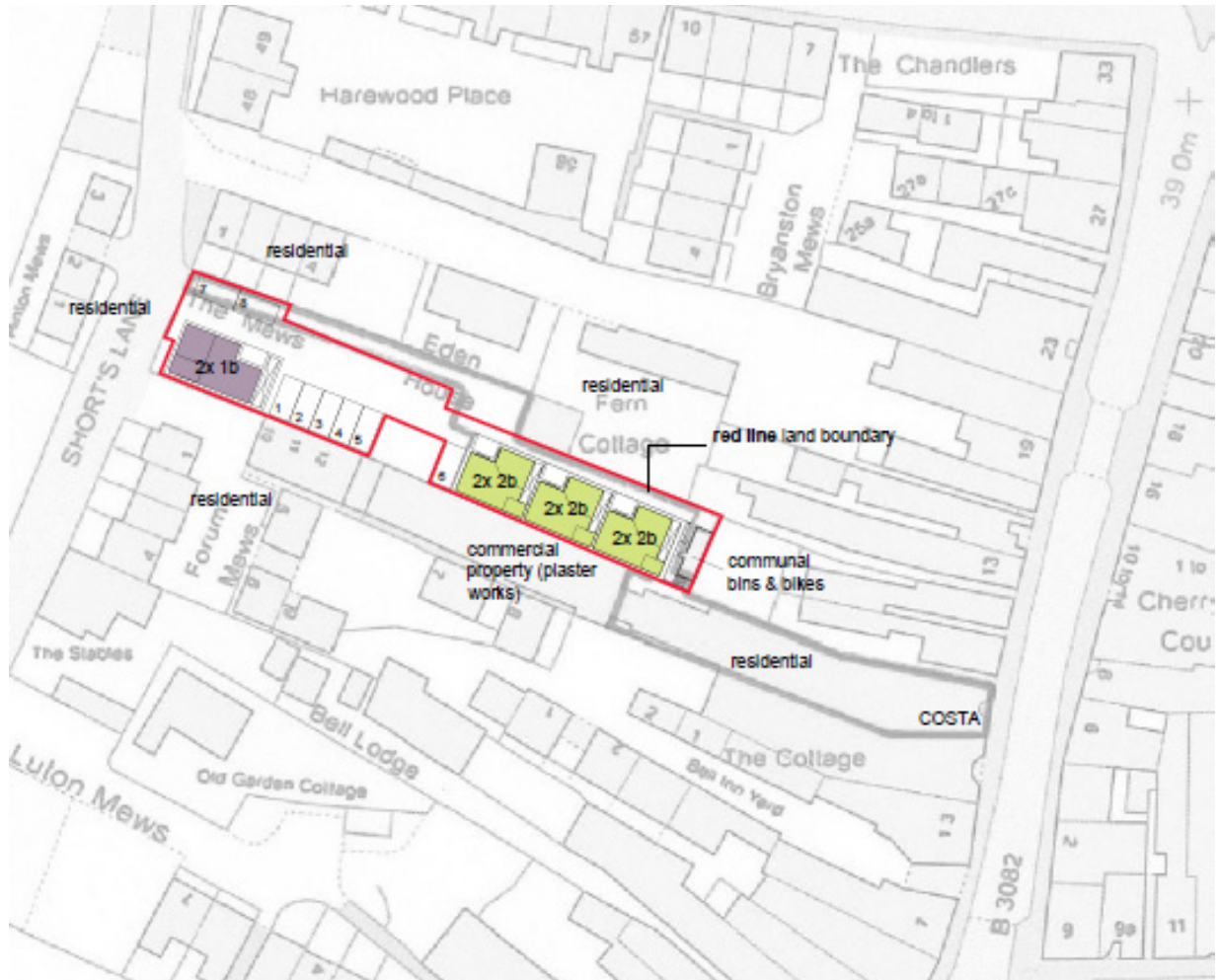
Concept sketch of potential development (subject to all necessary consents)



APARTMENT TYPE 1



APARTMENT TYPE 2



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