



Primmer Olds BAS

FOR SALE/TO LET

Character Class E Premises with Residential Accommodation Above

51 EAST STREET, BLANDFORD FORUM, DORSET DT11 7DX

KEY FEATURES

- Offers in the Region of £175,000 for the freehold interest with vacant possession
- Freehold owner occupier / Investment Opportunity
- Available by way of a new full repairing and insuring lease at a rental of £20,000 per annum, exclusive
- Potential to create self-contained flat above
- Situated in the popular Blandford Forum market town
- Character Premises



Primmer Olds B-A-S
43 High Street, Wimborne, Dorset, BH21 1HR
Enquiries: Call us on 01202 887 555



CALL US ON 01202 887 555 | WWW.PRIMMEROLDSBAS.CO.UK

51 EAST STREET

DESCRIPTION

Blandford Forum is a popular Georgian market town located approximately 20 miles north west of Bournemouth and 25 miles south west of Salisbury. The town offers good shopping facilities featuring a broad range of both independent and multiple retailers.

Major names represented in central Blandford include Marks & Spencer Simply Food, Morrisons, WH Smith, Boots, M &Co, Costa, Specsavers & Holland & Barrett amongst others.

The subject premises occupy a central location in the town centre fronting East Street where numerous retail, catering and professional services businesses will be found. The town centre is well served by public car parks. East Street traders also benefit from roadside parking (subject to daytime waiting restrictions).

The property comprises a ground floor retail area with stairs leading up to the first floor which is currently also used for retail purposes. There is a further separate staircase leading up to the second floor which is fitted out as a residential flat, there is a rear staircase on the first floor leading down to the rear external courtyard which would allow the first floor and second floor to be separated from the ground floor retail.

TERMS

Offers in the Region of £175,000 for the freehold interest with vacant possession.

Alternatively the premises are available by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £20,000 per annum, exclusive.

Primmer Olds BAS can offer the use of a standard in-house tenancy document for lettings of up to 6 years at a cost of £500 (Plus VAT) to the incoming tenant.

ACCOMMODATION

| Floor Areas | Sq Ft | Sq M |
|----------------------------|--------------|---------------|
| Ground Floor | | |
| Sales Area | 472 | 43.83 |
| Store | 98 | 9.11 |
| First Floor | | |
| Sales / Storage | 830 | 77.11 |
| Second Floor | | |
| Studio Flat | 509 | 47.28 |
| Total Internal Area | 1,909 | 177.33 |

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

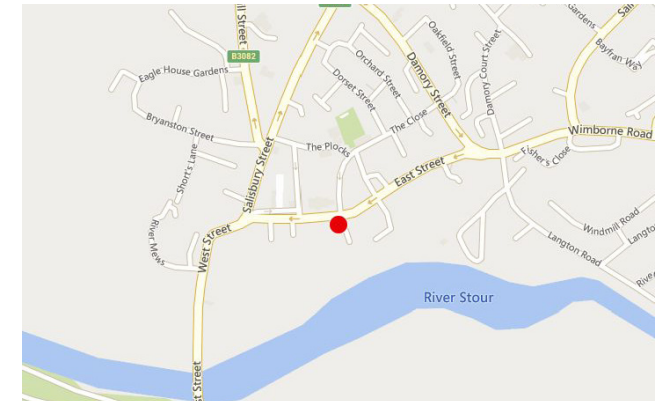
RATES

Rateable Value £6,700

Source – voa.gov.uk

The 2024/2025 standard multiplier is 0.499 (49.9p payable per £1). This determines what business rates are payable. All parties are advised to make their own enquiries for confirmation.

*If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable. We advise all parties speak to the local authority in the first instance for confirmation.



VIEWING & FURTHER INFORMATION: CALL 01202 887 555

These details are provided for general information purposes and whilst every effort has been made to ensure accuracy, no responsibility is taken for any errors or omission or miss-statement in these particulars. Noting in these details constitutes an offer or contract. No responsibility or warranty whatsoever is made during negotiations by the agent, seller or lessor. All plans provided are for identification only and are not to be scaled or to be relied upon. No services have been tested and no warranty is given on their existence or condition. All interested parties are required to carry out their own due diligence. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. No part of this document should be re-produced or transmitted without the prior written consent of the agent.



Ben Simpkin
Head of Agency (Dorset)
bsimpkin@primmeroldsbas.co.uk
07871 373 069



Dominic Street
Commercial Negotiator
dstreet@primmeroldsbas.co.uk
07443 277 559



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Surveying Executive
cjulyan@primmeroldsbas.co.uk
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COUNCIL TAX

Band A

We advise all parties speak to the local authority in the first instance for confirmation.

PLANNING

Under the new planning regulations, we believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

EPC

Asset Rating

D94

CODE OF LEASING

All interested parties should be aware of the Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.

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.



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