



Primmer Olds **BAS**

TO LET

Characterful Corner Shop Premises With First Floor

33 SALISBURY STREET, BLANDFORD FORUM, DT11 7AU,

KEY FEATURES

- Net Internal Area - 583 Sq. Ft . (54.1 Sq. M.)
- Additional First Floor Office/Sales Space
- 100% Small Business Rates Relief (subject to eligibility)
- Window Frontages to Both Salisbury St and Bryanston St
- Suitable for Variety of Uses
- Amongst National and Quality Independent Retailers



Primmer Olds B-A-S
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Enquiries: Call us on 01202 887 555



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33 SALISBURY STREET

LOCATION

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

The premises occupy a good corner trading location opposite Iceland within the busy Salisbury Street at its junction with Bryanston Street. Salisbury Street features a healthy mixture of quality independent traders operating alongside numerous national names including Scrivens, Connells, Hayes Travel. A short walk away is the 188 space Marsh & Ham shopper's car park.

DESCRIPTION

An attractive shop unit with first floor office/Sales space, staffroom and WC. The premises, which would lend themselves to retail or other commercial uses (subject to any necessary consents), have the benefit of window frontages to both the Salisbury Street and Bryanston Street.

ACCOMMODATION

Floor Areas	Ft	M
Internal Width	13'10"	4.22
Shop Depth	28'10"	8.78
Floor Areas	Sq Ft	Sq M
Ground Floor Sales	382	35.47
First Floor Office	158	14.67
First Floor Kitchen	43	3.96
First Floor Cloakroom		
Total Internal Area	583	54.1

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

TERMS

Available by way of a new full repairing and insuring lease for a term to be agreed at £9,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

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.

RATES

Rateable Value £6,500

Source - voa.gov.uk

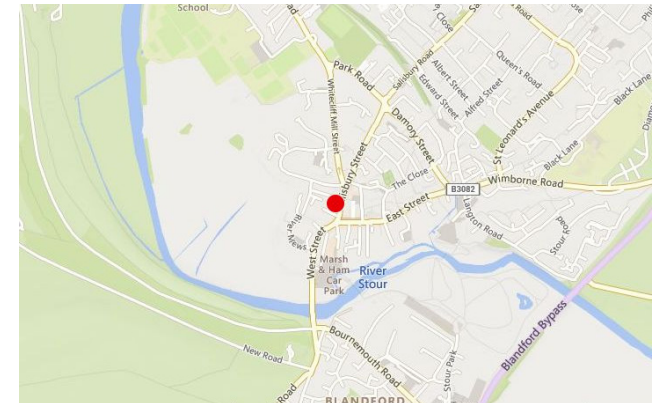
The 2024/2025 standard multiplier is 0.499 (49.9p payable per £1). This determines what business rates are payable. All parties are advised to make their own enquiries for confirmation.

EPC

Asset Rating Expired - TBC

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.



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.



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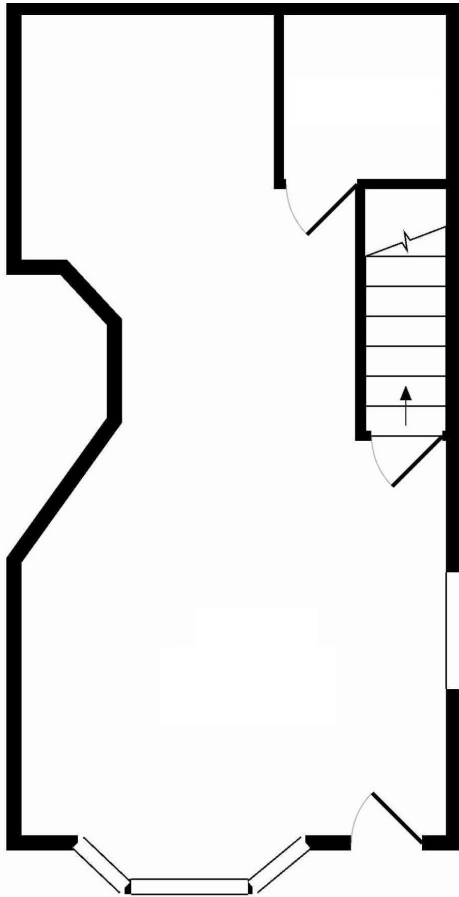
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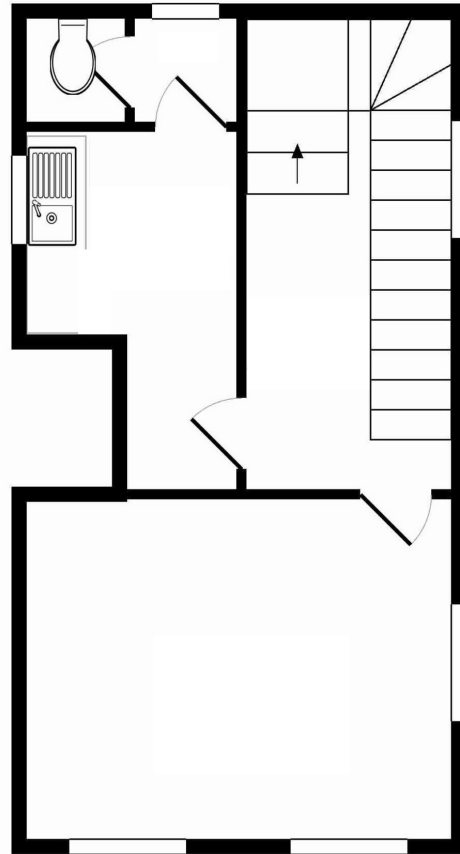
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GROUND FLOOR



FIRST FLOOR



For identification purposes only.

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