



Primmer Olds BAS

TO LET

Prime Shop in Busy Market Town

9A MARKET PLACE, BLANDFORD FORUM, DORSET DT11 7AF

KEY FEATURES

- Prime Trading Location
- Large Display Window
- Second Showcase Window
- 100% Small Business Rates Relief
(Subject to eligibility)
- Available in a New Lease at a Rental of £12,500 Per annum, Exclusive



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



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9A MARKET PLACE

DESCRIPTION

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

Major names represented include Marks & Spencer Simply Food, Costa, WH Smith, Boots, Hays Travel, Holland & Barrett, Iceland, Specsavers & Subway together with branches of Lloyds Bank and Nationwide Building Society. Also located in the town centre is a Morrisons supermarket adjacent to which is the 188 space Marsh & Ham shopper's car park. Blandford also features a broad range of independent retailers and service providers.

The subject premises occupy a prime trading location in Market Place between Scrivens Opticians and Reeves the Bakers.

Situated on the ground floor of this handsome Grade II listed building, the premises comprise an attractive lock up shop unit which benefits from a large display window and second showcase window,

The shop has a gross frontage of 18'3" (5.56 m) and internal depth of 33'9" (10.29m). To the rear and remotely accessed is ancillary storage space and WC.

TERMS

The premises are available by way of a new full repairing and insuring lease, term and rent review pattern by arrangement, at a commencing rent of £12,500 per annum, exclusive.

The incoming tenants will need to lodge a suitable rent deposit

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 £550 (Plus VAT) to the incoming tenant.

ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Net Sales Area	510	47.4
Ancillary	54	5.01
Total Internal Area	564	52.41

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

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, café, 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 £11,250

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.

EPC

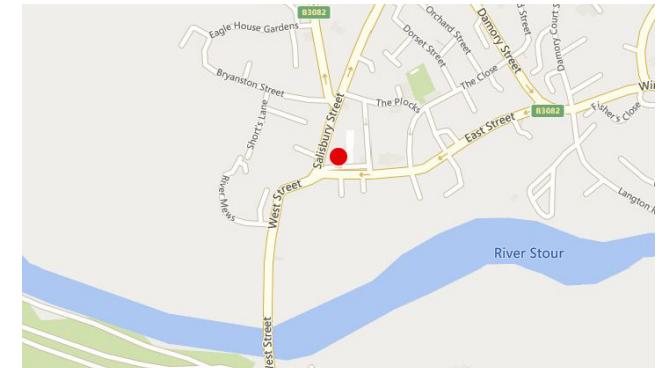
Asset Rating B36

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.

IMPORTANT NOTE

The marketing of these premises is being undertaken in order to mitigate the losses of the landlord and those of the tenant but strictly without prejudice to the rights of the landlord in respect of arrears of rent, current and future rents and other obligations of the tenant.



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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