

FOR SALE
FREEHOLD

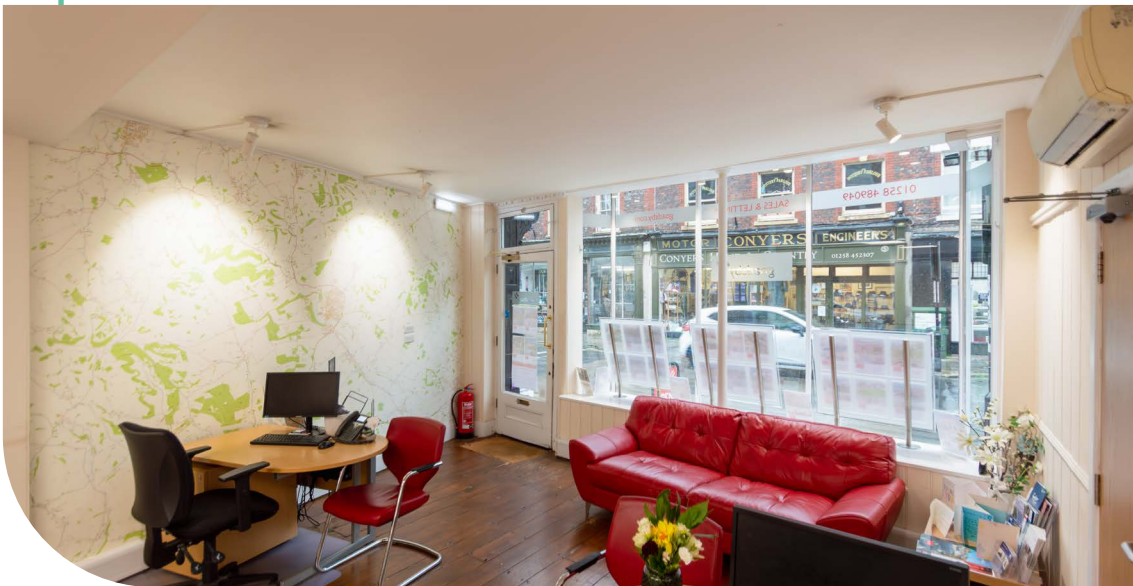


FOUR STOREY MIXED USE
INVESTMENT IN PROMINENT
GRADE II LISTED BUILDING

6 WEST STREET
BLANDFORD FORUM
DORSET, DT11 7AJ
(INCORPORATING 6A, 6B AND 6C)

INVESTMENT SUMMARY

- Grade II Listed building
- Arranged over 4 storeys, plus basement
- Ground floor retail unit – tenant has been in occupation for over 20 years - let at £15,000 pax
- 1 x 2 bedroom first floor flat - let at £8,340 pax
- 1 x 2 bedroom second and third floor maisonette - let at £8,880 pax
- Additional second floor flat which has been sold off - £50 pa ground rent - 68 years until lease expiry



PROPOSAL

Total current rental income

£32,270 per annum exclusive

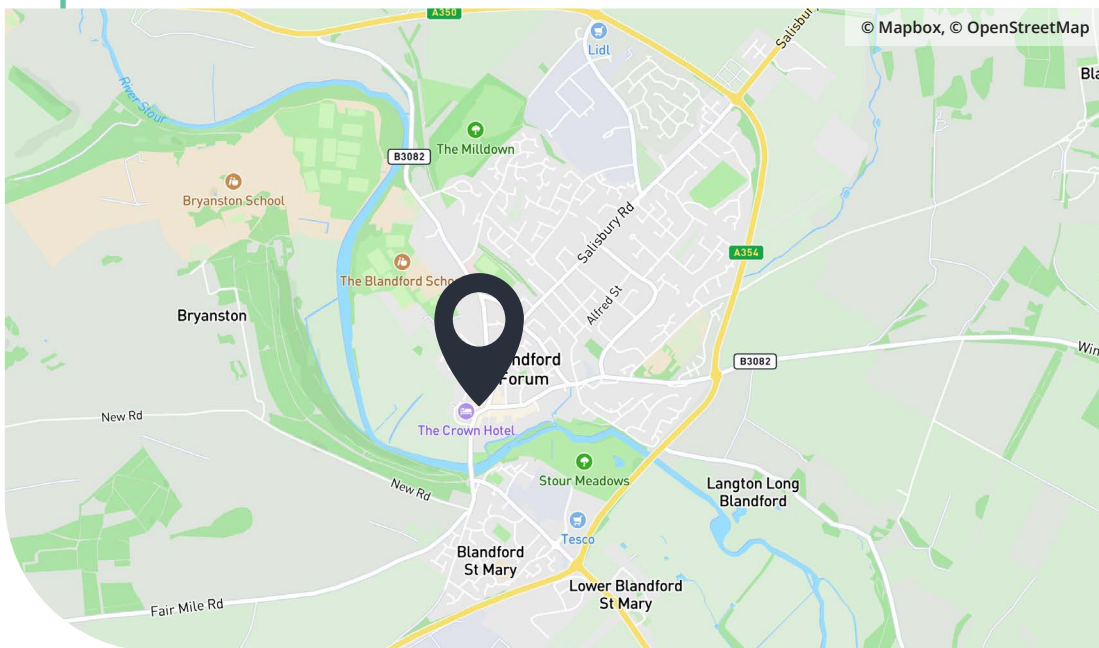
Quoting Price

Offers in excess of £435,000 plus VAT

Reflecting a net initial yield of **7.11%** after the deduction of typical purchaser's costs of **4.39%**.

BLANDFORD
FORUM

- Located in the heart of Dorset, Blandford Forum is an attractive market town set beside the River Stour, known for its Georgian architecture
- The town centre benefits from excellent road communications and lies adjacent to the A350 and the A354
- Bournemouth and Poole are approximately 20 miles and 15 miles south-west respectively and Salisbury is approximately 22 miles



SITUATION

- The property occupies a prime position on West Street approximately 25m from the junction connecting to Market Place and Salisbury Street
- The town benefits from a number of national occupiers including:

HOLLAND & BARRETT MARKS & SPENCER
COSTA Iceland 

DESCRIPTION/ ACCOMMODATION

The premises are Grade II Listed and arranged over 4 storeys plus a basement. The ground floor retail unit comprises an open plan sales office with a separate office, rear store/kitchenette and WC to the rear of the premises. There is also a hatch door providing access to a basement. The ground floor shop extends to approximately 901 sq ft (83.76 sq m).

The residential accommodation is accessed from the rear of the property and is arranged as follows:

6A West Street

The flat is located on the second floor and has been sold off by way of a long leasehold interest.

6B West Street (2 bedroom 1st floor flat)

- Bedroom 1 bedroom (double) - 3.20m x 3.38m
- Bedroom 2 bedroom with en-suite (double) - 4.48m x 2.85m with en-suite 0.96m x 2.93m
- Living room - 6.25m x 3.92m
- Kitchen - 1.82m x 3.95m
- Bathroom with WC and bath - 2.56m x 1.36m
- Storage cupboard

6C West Street (2 bedroom maisonette arranged over 2nd and 3rd floors)

- Living room - 6.25 x 3.89m
- Kitchen - 3.42m x 4.8m
- Bedroom 1 - 3m x 1.6m
- Bedroom 2 (double) - 2.68m x 3.67m
- Bathroom with WC and bath - 1.79m x 4.15m



TENANCIES

Accommodation	Tenant	Lease Term	Rent per annum exclusive
6 West Street – Ground Floor Retail	Goadsby & Harding Residential Ltd	- A new full repairing and insuring lease for a term of 8 years from completion. - The lease will incorporate a tenant's option to break and upward only rent review upon the 4th anniversary of the term.	£15,000
6A West Street	Private individual	99 Years from March 1994, thus expiring March 2093	£50
6B West Street	Private individual	Fixed term AST expiring 8 December 2026	£8,340
6C West Street	Private individual	Fixed term AST expiring 2 March 2026	£8,880

TOTAL RENTAL INCOME: £32,270 PER ANNUM EXCLUSIVE



TENURE

Freehold under title number DT176952.

6A West Street has been sold by way of a 99 year lease from 25 March 1994, thus expiring 24 March 2093.

PROPOSAL

Total current rental income **£32,270 per annum exclusive**

Quoting price **Offers in excess of £435,000 plus VAT**

A purchase at this level reflects a net initial yield of **7.11%** after the deduction of typical purchaser's costs of **4.39%**.

EPC RATINGS

6 West Street	B - 40
6B West Street	D - 63
6C West Street	E - 49

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.





6B WEST STREET



6C WEST STREET

VAT

We have been informed by our client that the premises are currently elected for VAT therefore it is anticipated that the sale will be by way of a TOGC.

VIEWINGS

Strictly by prior appointment through the sole agents, **Goadsby**, through whom all negotiations must be conducted.



Grant Cormack 07776 217453
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James Edwards 07801 734797
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IMPORTANT

IDENTIFICATION

Under Anti-Money Laundering Regulations and Financial Sanctions, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser or tenant once terms have been agreed.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

In accordance with the 1979 Estate Agents Act, an interest in the site is declared; some employees of Goadsby own shares in the SPV.