

**FOR SALE  
FREEHOLD**

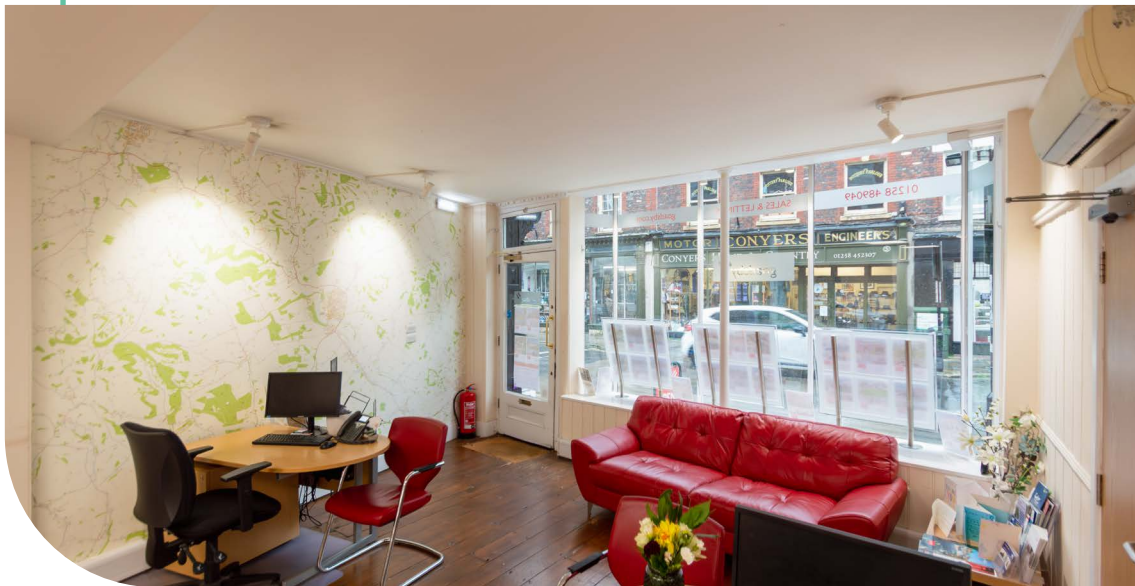


**FOUR STOREY MIXED USE  
INVESTMENT IN PROMINENT  
GRADE II LISTED BUILDING**

**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 £8,700 pax
- 1 x 2 bedroom second and third floor maisonette - let at £9,000 pax
- Additional second floor flat which has been sold off - £50 pa ground rent - 68 years until lease expiry



## PROPOSAL

Total current rental income

**£32,750 per annum exclusive**

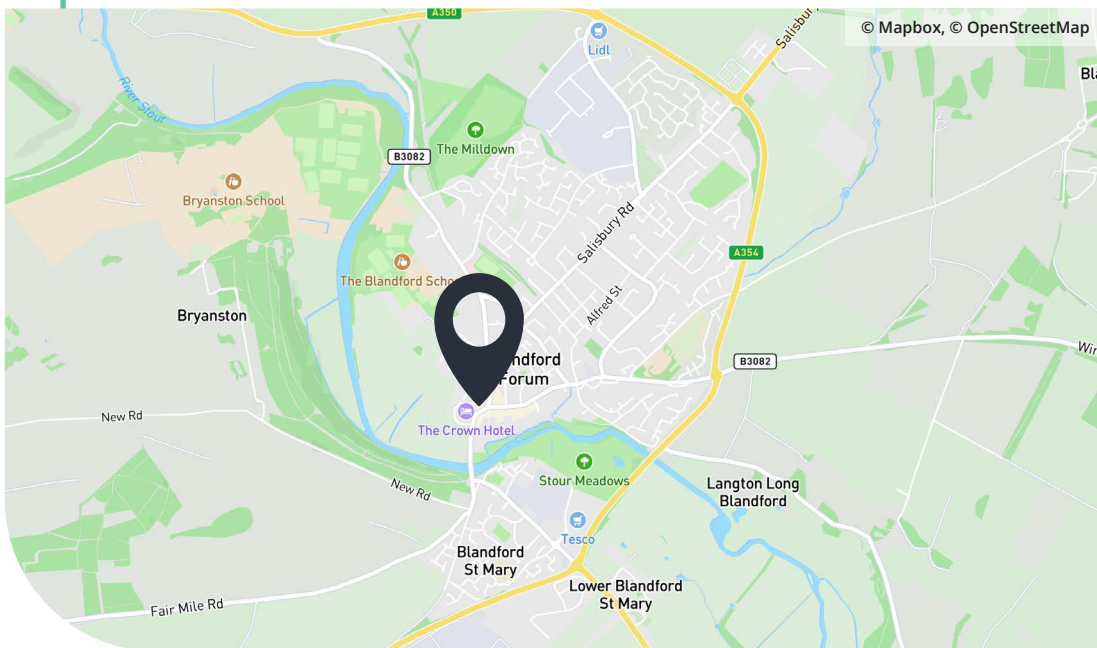
Quoting Price

**£385,000 plus VAT**

Reflecting a net initial yield of **8.17%** after the deduction of typical purchaser's costs of **4.07%**.

# 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 1<sup>st</sup> 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 2<sup>nd</sup> and 3<sup>rd</sup> 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 | <ul style="list-style-type: none"> <li>A new full repairing and insuring lease for a term of 8 years from completion.</li> <li>The lease will incorporate a tenant's option to break and upward only rent review upon the 4th anniversary of the term.</li> </ul> | £15,000                  |
| 6A West Street                      | Private individual                | <ul style="list-style-type: none"> <li>99 Years from March 1994, thus expiring March 2093</li> </ul>  | £50                      |
| 6B West Street                      | Private individual                | <ul style="list-style-type: none"> <li>Fixed term AST expiring 8 December 2026</li> </ul>   | £8,700                   |
| 6C West Street                      | Private individual                | <ul style="list-style-type: none"> <li>Fixed term AST expiring 2 March 2027</li> </ul>  | £9,000 (from 2.3.26)     |

**TOTAL RENTAL INCOME: £32,750 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      **£32,750 per annum exclusive**

Quoting price                              **£385,000 plus VAT**

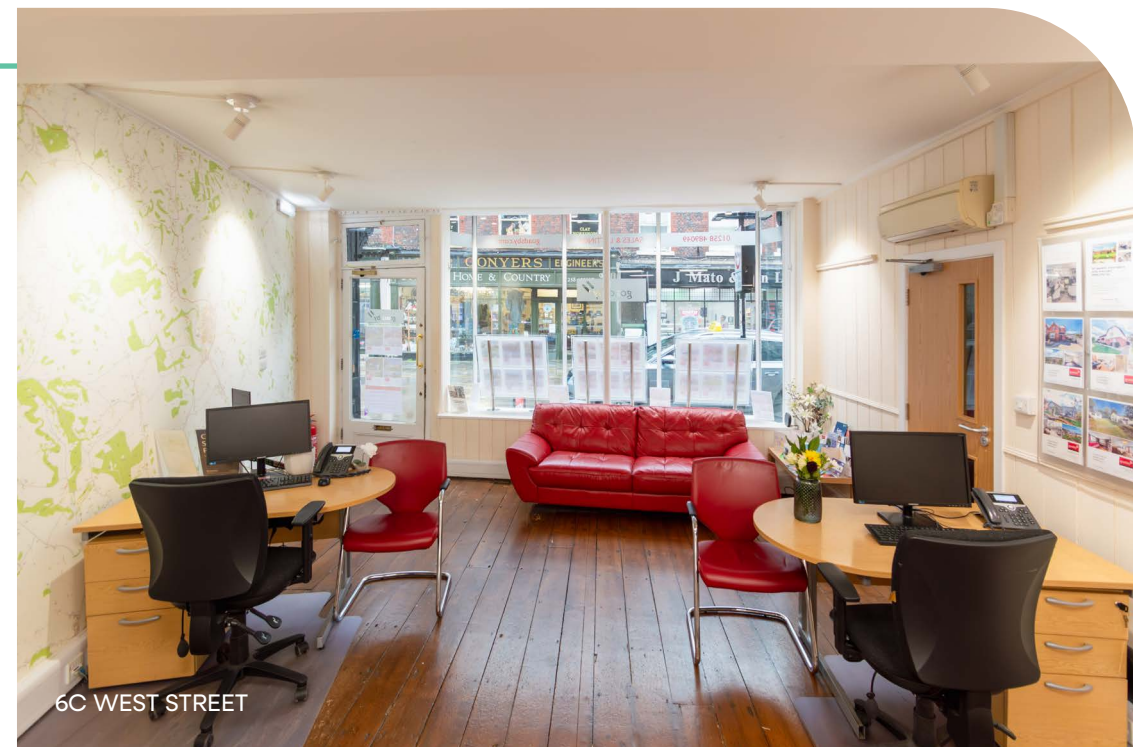
A purchase at this level reflects a net initial yield of **8.17%** after the deduction of typical purchaser's costs of **4.07%**.

# 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  
james.edwards@goadsby.com

## 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.**