

**FOR SALE**

**VACANT MEETING HALL AND FORMER SNOOKER CLUB**

3,762 SQ FT (350 SQ M) N.I.A.



COMMERCIAL

**goadsby**

**FORMER MEETING HALL**

SHORTS LANE, BLANDFORD FORUM, DORSET DT11 7BD

## Location

Market Place (Blandford Town Centre) approx. 200 yards (on foot). Blandford Camp (Royal Signals) within 2½ miles. Wimborne Minster approx. 10 miles. Poole Town Centre and Mainline Railway Station within 15 miles. Bournemouth Town Centre approx. 20 miles. Salisbury City Centre approx. 23 miles.

## Features

Centrally located in popular Market Town. Resident population of 11,796 (2021 Census). Generous on site car park for up to 14 vehicles. Former snooker hall with strengthened floors. Passenger lift (presently unused). Security shutter. Digital door lock. Stair lift. Gas fired central heating. Suitable for various uses and occupiers s.t.p.p. Available for immediate possession.

## Accommodation

**GROUND FLOOR** (Approx. 1,750 sq ft/162.5 sq m NIA)

RECEPTION FOYER	161 sq ft	(15 sq m)
CLOAKROOM	84 sq ft	(7.8 sq m)
INNER LOBBY	263 sq ft	(24.4 sq m)
ACCESSIBLE WC	51 sq ft	(4.7 sq m)
LADIES WC	109 sq ft	(10.1 sq m)
GENTS WC	133 sq ft	(12.4 sq m)
MEETING ROOM/SECONDARY HALL	690 sq ft	(64.1 sq m)
KITCHEN	146 sq ft	(13.6 sq m)
STORE ROOM	34 sq ft	(3.2 sq m)
BOILER ROOM	14 sq ft	(1.3 sq m)

Main and Secondary Staircase to:

**FIRST FLOOR** (approx. 1,890 sq ft/175.5 sq m NIA):

AUDITORIUM/MAIN HALL	1,535 sq ft	(142.6 sq m)
STORE ROOM	33 sq ft	(3.1 sq m)
OFFICE	70 sq ft	(6.5 sq m)

**OUTSIDE** To the front of the property there is a tarmacadam parking area providing up to 14 car parking spaces. **Outside Store** (125 sq ft/11.6 sq m).

## Licences/Permissions

It is understood the premises fall within Use Class F.1. Sketch plans have been prepared for a part new build/part conversion development of 8 x 1 bedroom apartments which are available by request.

## Tenure

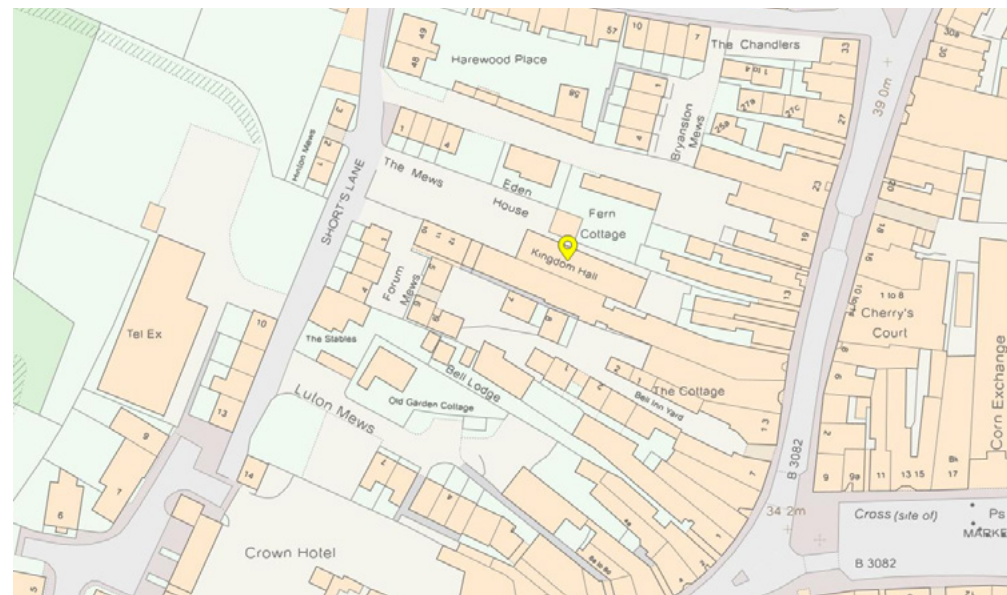
FREEHOLD.

## Price

£295,000

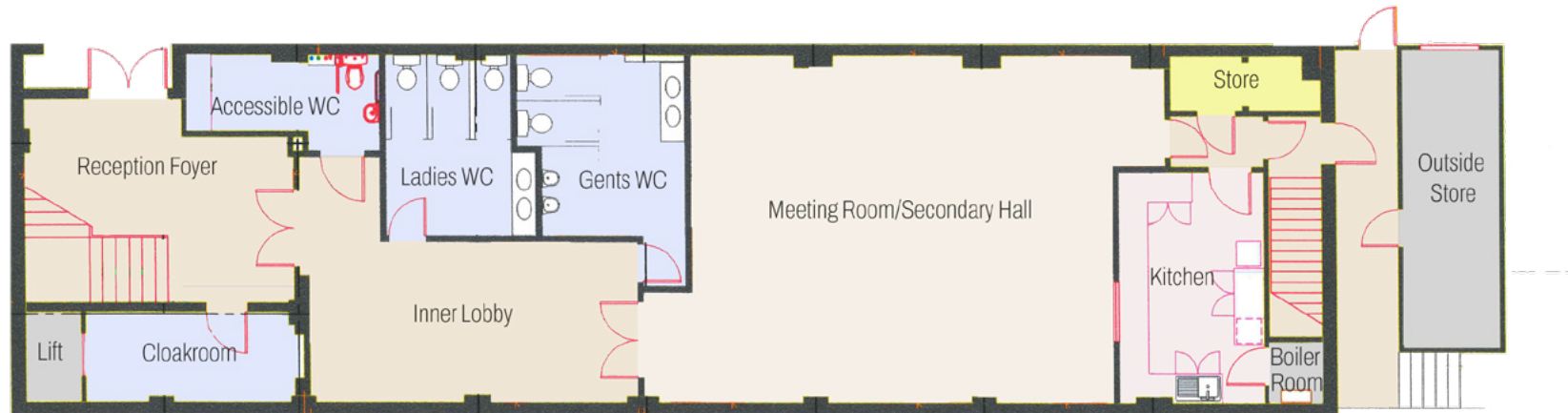


**Ian Palmer**  
Divisional Director  
ian.palmer@goadsby.com  
01202 550175

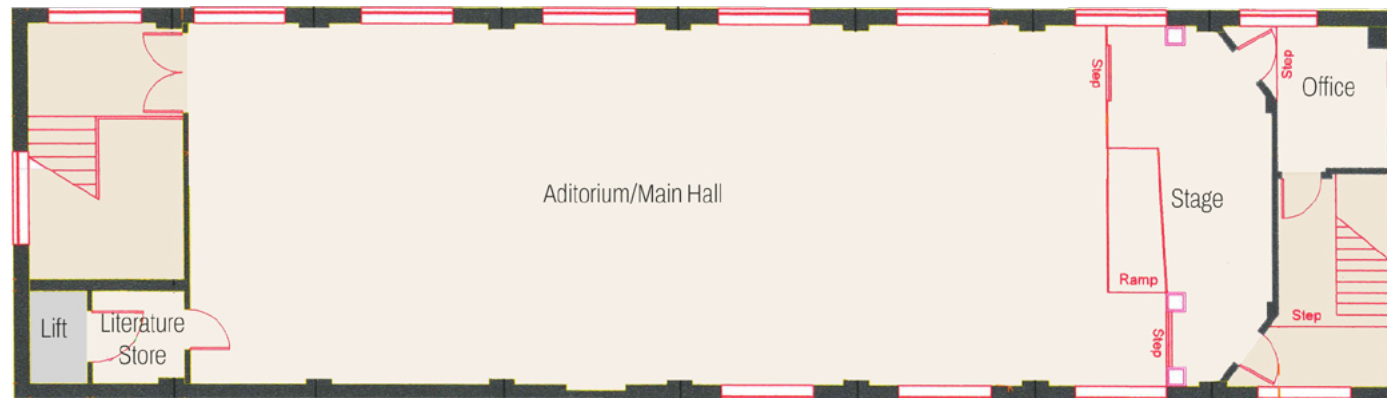


IDENTIFICATION: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to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





Ground Floor



First Floor



H300322

**FORMER MEETING HALL**  
SHORTS LANE, BLANDFORD FORUM, DORSET DT11 7BD

AGENTS NOTE: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of an offer or contract. At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, as to the structural integrity of the premises and condition/working order of services, plant or equipment. All distances and measurements are approximate and should not be relied upon. Plans are for illustrative purposes only. Goadsby do not take responsibility for such items that be subject to hire, lease, or hire purchase agreements and recommend that purchasers satisfy themselves in this regard. Photographs are reproduced for identification purposes only and it cannot be inferred that any item shown is included within the purchase. Viewing is strictly by appointment through Goadsby.







