

RETAIL

TO LET

Versatile Commercial
Property Situated
Just Outside The
Market Town Of
Blandford Forum

1,328 SQ FT // 123.4 SQ M

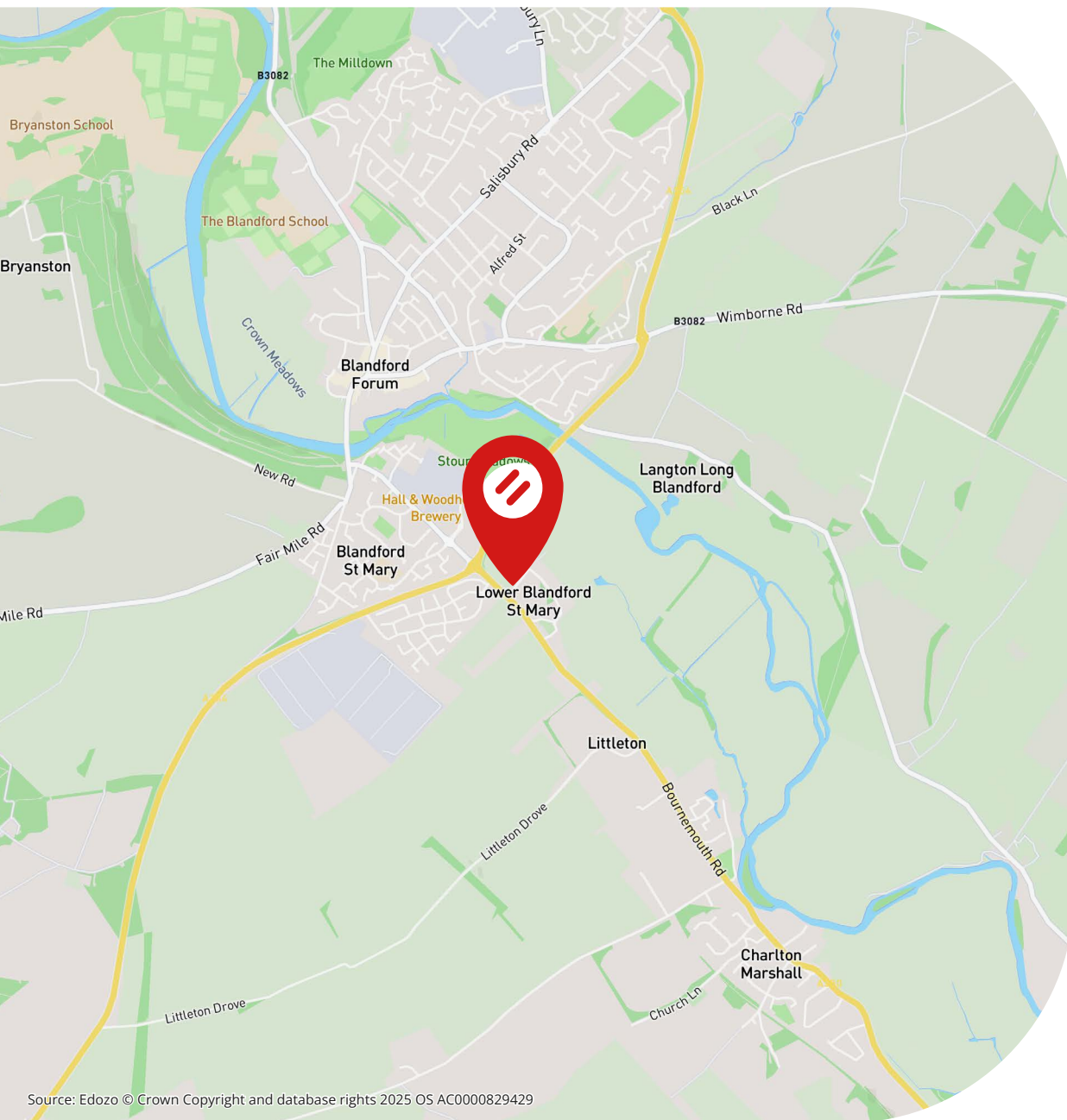
Summary

- Versatile commercial property situated just outside the market town of Blandford Forum.
- Situated on a 0.11 acre plot with opportunity for redevelopment (S.T.P.P).
- Forecourt with parking for several vehicles.
- Just outside Blandford Forum with easy access to the A350.
- Suitable for a number of commercial uses.
- Available on a freehold or leasehold basis.

Quoting Rent: £10,000 pax

Price: £120,000





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Location

- Prominent location in Blandford St. Mary, immediately south of Blandford Forum.
- Excellent road connections with the A354 providing direct access to Blandford Forum and linking to the A350 and wider Dorset road network.
- Blandford town centre is in close proximity providing a comprehensive range of shops, cafes, restaurants and pubs.
- A Tesco superstore is located approximately 400 metres from the subject property.
- Access to attractive countryside and riverside amenities with the River Stour and Stour Meadows located nearby.
- Convenient access to Bournemouth, Poole, Dorchester and Salisbury via the surrounding A-road network.

Description

- Versatile commercial property which would suit a number of commercial business uses.
- The property comprises the main hall area with kitchen, storage and w.c. facilities also included.
- The property is located on a 0.11 acre plot and held on a freehold basis.
- There is forecourt parking for several vehicles.
- The property offers excellent development opportunity (S.T.P.P).

Accommodation

sq m sq ft

Total net internal area approx.

123.4 1,328



Terms

The premises are available to let by way of a new full repairing and insuring lease, term and rent review pattern by negotiation, at a commencing rental of **£10,000 per annum**, exclusive of all other outgoings.

The premises are available as a freehold purchase for the quoting price of **£120,000**.

Tenure

The property is held freehold under Title No: DT343792.

Rateable Value

£2,500 (1st April 2026)

100% small business rates relief available subject to terms.

EPC Rating

F - 27

Legal Costs

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

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.



ref: s398697

Viewings

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



Grant Cormack 07776 217453
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Important

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

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.

FINANCIALS

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

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.

📍 Moose Hall, Lower Blandford St. Mary, Blandford Forum, Dorset, DT11 9ND



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