

TO LET



UNIT A, 23-25 MARKET PLACE
BLANDFORD FORUM, DORSET, DT11 7AF

- /// Ground floor retail unit of 1,875 sq ft (174.2 sq m)
- /// Proposed new shop front with an awning and outside seating (subject to planning permission)
- /// Ideal opportunity for a high quality daytime restaurant and delicatessen operator
- /// Located in a prime position within the popular and thriving market town of Blandford Forum
- /// Characterful Grade II listed building
- /// Limited wait roadside parking to the front of the premises
- /// Located amongst numerous multiple retailers including Holland & Barrett , Costa , M&S Simply Food & Spar
- /// Allocated car parking to the rear

Quoting Rent:

£29,500 per annum exclusive

CURRENT BUILDING



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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 benefits from excellent road communications and lies adjacent to the junction of the A350 and the A354. Bournemouth and Poole are approximately 20 miles and 15 miles south-west respectively and Salisbury is approximately 22 miles north-east.

SITUATION

The property occupies a prime position on the corner of Market Place and Church Lane within the town's principal retail pitch.

The town benefits from a number of national occupiers including Marks & Spencer, Boots, Costa Coffee, Holland & Barrett, Clarks and Lloyds, as well as regional and local occupiers.

HSBC



COSTA



LLOYDS BANK

HOLLAND & BARRETT

MARKS & SPENCER



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INVESTOR VISION

The building owners are committed to bringing fresh energy to Blandford Forum and are seeking to attract a high-quality daytime restaurant and deli operator to the heart of the town. The vision is to create a welcoming, relaxed space where people can enjoy exceptional food, support local producers, and spend quality time - whether you're a local grabbing lunch or a visitor soaking up the town's charm. This new venue will be a place that feels special and encourages people to linger, explore, and connect.

DESCRIPTION

A newly formed commercial unit with excellent frontage to Market Place. This former bank premises will be split to provide a good sized, open plan commercial unit. Subject to planning permission, the unit will benefit from a new shopfront, with an awning and outside seating and is ideal for a high-quality daytime restaurant and deli operator. Handover condition to be agreed with the landlord, subject to terms. To the rear of the premises there is car-parking for two vehicles, as well as loading facilities.

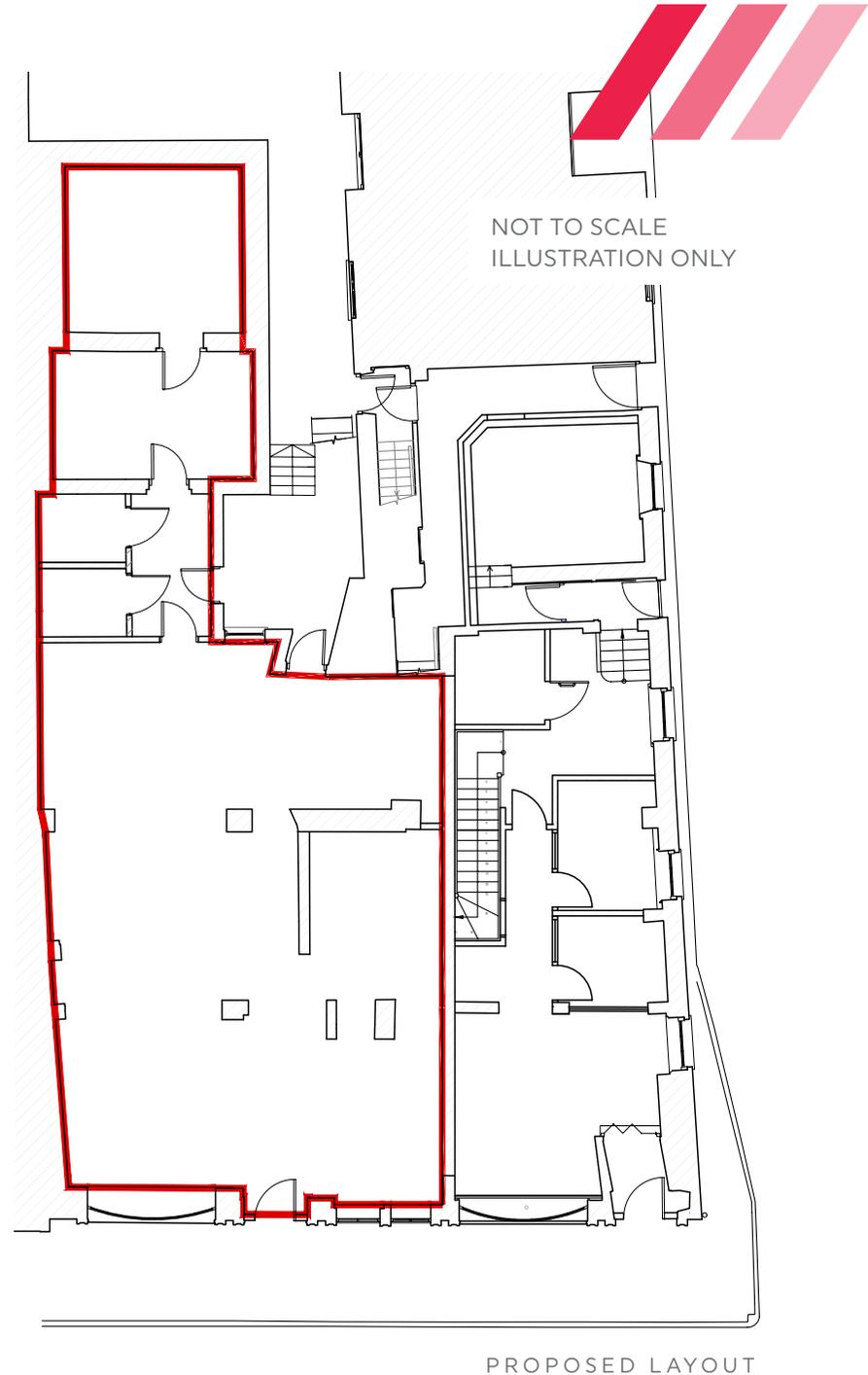
ACCOMMODATION

The proposed net internal area is approx:
1,875 Sq Ft (174.2Sq M)

W/C facilities will be installed by the landlord.

EPC RATING

D - 87



TERMS

Available to let by way of a new full repairing and insuring lease at a commencing rental of **£29,500 per annum exclusive**, payable quarterly in advance by standing order.

LEGAL COSTS

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

RATEABLE VALUE

To be reassessed following separation works.

VAT

We have been informed by our client that the premises are currently not elected for VAT.



PROPOSED SHOPFRONT
NOT TO SCALE

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VIEWINGS

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



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edd.watts@goadsby.com

07968 299408

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](#).

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/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/tenant once terms have been agreed.

REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

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.



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