TO LET PROMINENT ROADSIDE UNIT

UNIT 2, SALISBURY ROAD RETAIL CENTRE, BLANDFORD FORUM, DT11 7QG

sibbett gregory

- 272.82 sq m (2,936.61 sq ft)
- Prominent edge of town roadside unit
- Located fronting the busy Salisbury Road (A354)
- Class E planning use
- Shared car parking with adjacent unit.

LOCATION

The property is situated within the Salisbury Road Retail Centre, a small purpose-built scheme positioned on the edge of the town centre, fronting Salisbury Road (the A354), one of the principal arterial routes into Blandford Forum.

Salisbury Road provides easy access to the wider Dorset road network, with the A350 Blandford bypass connecting to Poole, Bournemouth and Shaftesbury.

The property is located adjacent to a Pets Corner pet store and has until recently been occupied by Co-operative Food as a convenience store. The location provides strong visibility and convenient access for both vehicular and pedestrian traffic.

DESCRIPTION

The property forms part of small development of two retail units with shared parking. Internally the property is arranged with a main open plan sales area, rear stock room with ancillary staff accommodation and WC facilities.

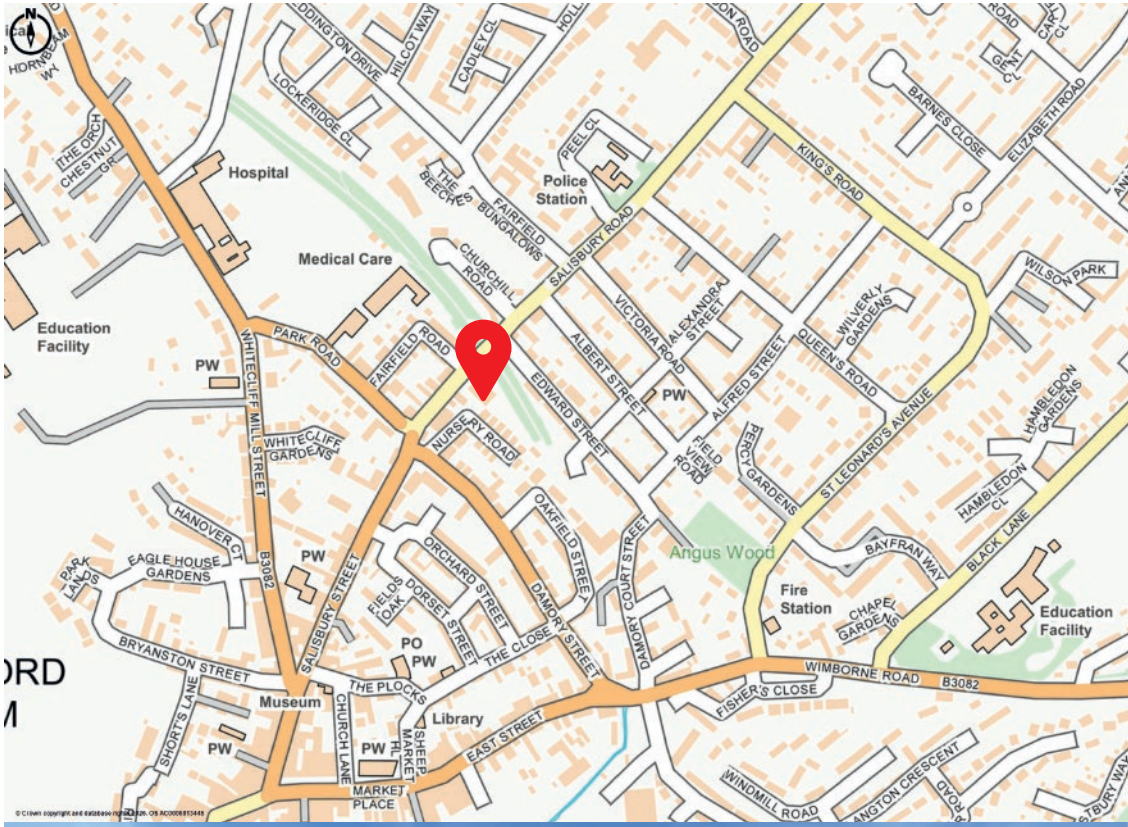
The unit benefits from an air conditioning system, suspended ceiling with inset lighting, automatic sliding doors and rear loading access. There are 13 shared car parking spaces located directly in front and to the side of the Pets Corner unit.

We have measured the property with the following approximate floor area:

Gross Internal Area – 272.82 sq m (2,936.61 sq ft)

TENURE

The premises are available by way of a new Full Repairing and Insuring Lease for a term to be agreed.



RENT
£32,500 per annum.

The stated rent is exclusive of rates, insurance, service charge and VAT.

PLANNING
Retail within Class E (original consent – retail A1 to include food sales).

BUSINESS RATES
Rateable Value - £22,000

The Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually.

EPC
The property has an energy rating of B-36.

VIEWING
Strictly by appointment with the Sole Agent, Sibbett Gregory.

Alastair Knott
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FINANCE ACT 1989
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending Purchaser or Lessee must satisfy themselves as to the incidence of VAT in respect of any transaction.

IMPORTANT NOTE
At no time has a structural survey been undertaken and appliances have not been tested. Interested parties should satisfy themselves as necessary as to the structural integrity of the premises and condition and working order of services, fixtures and fittings.

IDENTIFICATION
Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering.