

BOUNDARY LINE
APPROXIMATE



TO LET

FORMER CAR SHOWROOM &
WORKSHOP WITH LARGE FORECOURT

785 SQ M // 8,451 SQ FT

0.705 ACRE SITE AREA

KTR HOUSE, BOURNEMOUTH ROAD, CHARLTON MARSHALL, BLANDFORD FORUM, DT11 9NE



- » COMMERCIAL PREMISES ON LARGE SITE
- » EXTERNAL FORECOURT
- » INTERNAL RECEPTION AND SHOWROOM
- » ADDITIONAL OFFICES, WORKSHOP & OUTBUILDING
- » PROMINENT POSITION TO A350
- » NEW LEASES AVAILABLE



site
area



3 phase
electric supply



D - 94
epc rating

RENT: £70,000 PER ANNUM EXCL.

KTR HOUSE, BOURNEMOUTH ROAD, CHARLTON MARSHALL, BLANDFORD FORUM, DT11 9NE



LOCATION

- » KTR House is located c. 1.7 miles from Blandford Forum, a popular Georgian market town with a variety of restaurants, shops, and amenities
- » The premises is adjacent to the A350 which provides direct access to Blandford Forum and links to the A31 & A303
- » The A31 connects to M27 & M3 motorway networks

AMENITIES IN BLANDFORD



NOT TO SCALE
ILLUSTRATION ONLY

KTR HOUSE, BOURNEMOUTH ROAD, CHARLTON MARSHALL, BLANDFORD FORUM, DT11 9NE

DESCRIPTION

- » The site extends to approximately 0.705 acres and has a part tarmacadam and part gravel surface surrounding the building
- » The premises is of brick construction with part micro rib cladding to the exterior
- » Showroom & reception with tiled flooring
- » Workshop with a part tiled and part concrete ground floor
- » Offices with carpet tiles and LED lighting
- » Two sectional up and over loading doors accessing the rear extension
- » The rear extension of the premises are of block construction and have an insulated steel-clad roof incorporating translucent day light panels
- » 3-phase power & water

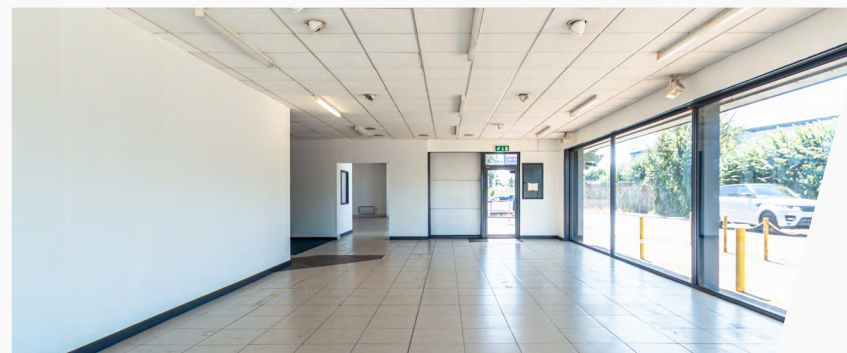
ACCOMMODATION

	sq m	sq ft
Reception / initial showroom	152	1,634
Showroom / store	184	1,978
Workshop	339	3,653
Offices	43	463
Outbuilding	67	723

Total gross internal area approximately	785	8,451
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SITE AREA

The gross site area is approximately 0.705 Acres





RENT

£70,000 per annum exclusive

LEASE

The premises are available to let by way of a new full repairing and insuring lease for negotiable term incorporating upward only, open market rent reviews.

RATEABLE VALUE

£49,250 (from 01.04.2023) Rates payable at 49.9p in the £

LEGAL COSTS

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

EPC RATING

D - 94

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.





VIEWINGS

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



JOSEPH HOLDERNESS
joseph.holderness@goadsby.com
 07879 435387
 GRANT CORMACK
grant.cormack@goadsby.com
 07776 217453

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.

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.

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