



# For Sale Freehold

Retail & Residential Investment Located In Popular Market Town

# Summary

- Retail and residential investment located in popular market town
- Ground floor shop let by way of a 7 year lease expiring March 2029
- 3 bedroom maisonette currently let on an AST to a private individual
- Ground floor shop currently producing a rental of £14,000 per annum exclusive
- 3 bedroom maisonette currently let producing £12,000 per annum exclusive
- Freehold
- Currently not elected for VAT



## Proposal:

Total current rental income:

**£26,000** per annum excl.

Quoting Price:

**£300,000**

A purchase at this level reflects a net initial yield of 8.39% after deduction of typical purchaser's costs.



## Location

- Blandford Forum is an attractive market town located in the heart of Dorset, known for its Georgian architecture
- Located adjacent to the River Stour
- 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
- The town hosts a number of national occupiers including M&S Simply Food, Boots, Costa Coffee, Holland & Barrett and Iceland (adjacent)



## Description

- Three storey, Grade II Listed, mixed use property
- Commercial occupier (café) is located on the ground floor and basement
- Accessed via a separate entrance to the rear, there is a 3 bedroom maisonette
- The first floor provides a spacious kitchen/dining room and separate lounge
- The second floor provides 3 bedrooms and a shower room with WC



## Accommodation

The accommodation with approximate areas are arranged as follows:

### Retail Unit

Ground Floor NIA  
Basement

748 sq ft // 69.41 sq m  
247 sq ft // 22.99 sq m

### 3 bedroom Maisonette

Ground Floor entrance lobby

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### First Floor

Kitchen/Dining Room  
Lounge

5.00m x 5.45m  
4.93m x 4.23m

### Second Floor

Bedroom (Double)  
Bedroom (Double)  
Bedroom  
Bathroom  
Shower, WC & wash hand basin

2.93m x 2.84m  
4.51m x 2.30m  
1.58m x 2.09m  
2.82m x 1.89m  
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# Tenancies

## Retail Unit

Tenant	The Kitchen at Blandford Ltd
Term	30 June 2022 up to and including 24 March 2029
Rental Income	<b>£14,000 per annum</b> exclusive
Type of Lease	Full repairing and insuring, subject to a photographic schedule of condition
Break Clause	None
Rent Review	Upward only to the open market upon the 30 June 2027 and the 22 March 2029
Rent Deposit	3 months rent deposit held

## 3 Bedroom Maisonette

This is let by way of a 12 month AST at the current rent of **£12,000 per annum** exclusive which was granted on the 19 August 2025.

**Total Current Rental Income: £26,000 per annum exclusive.**

## Price

£300,000

## Tenure

Freehold.

## EPC Ratings

24 Salisbury Street: D - 80 // 24a Salisbury Street: D - 61

## Legal Costs

Each party is 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.

## Viewings

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



## Grant Cormack

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## Important

### 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.

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.