

TO LET

PRIME MARKET TOWN  
CENTRE OPPORTUNITY



RETAIL

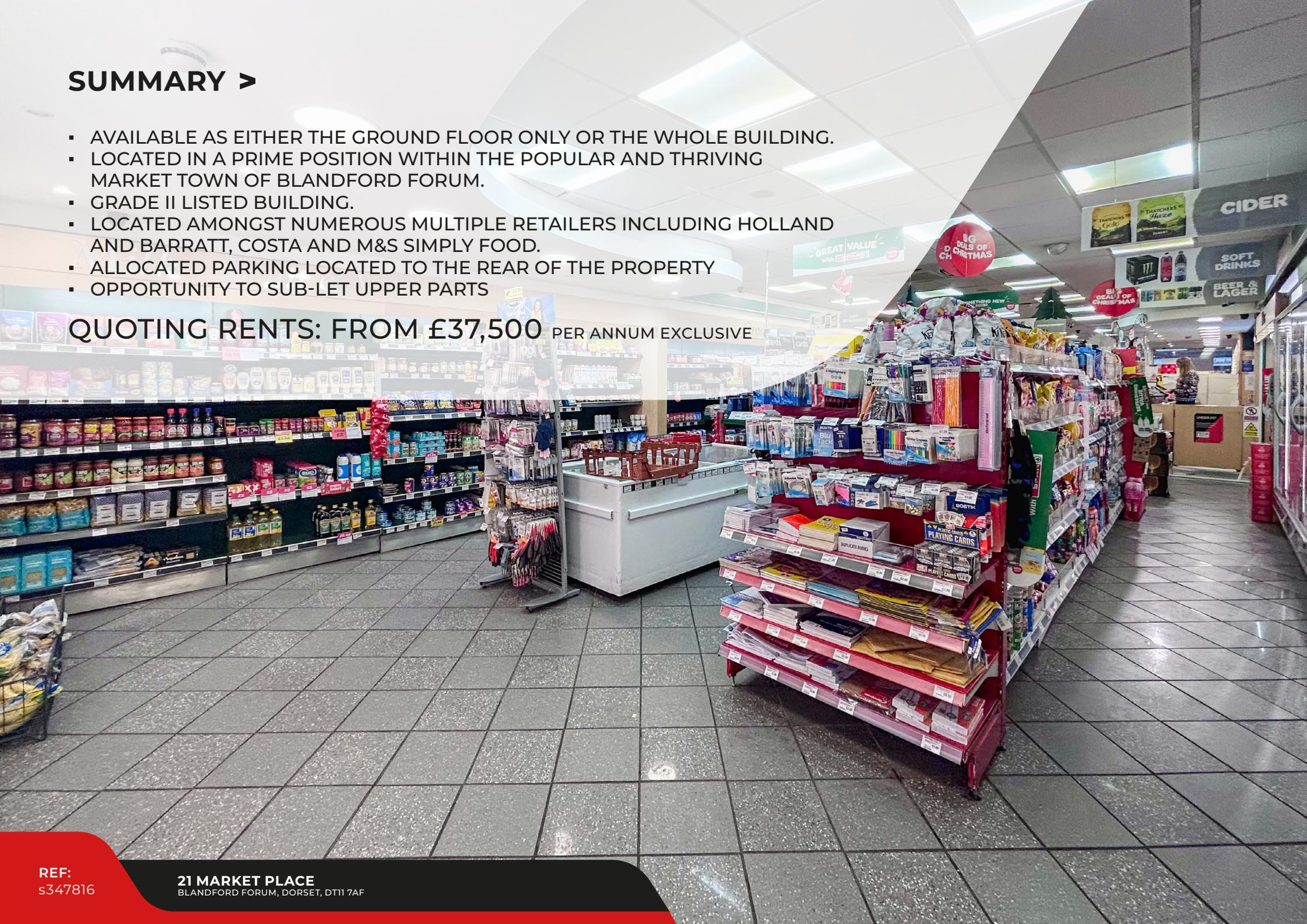
goadsby

21 MARKET PLACE  
BLANDFORD FORUM, DORSET, DT11 7AF

## SUMMARY >

- AVAILABLE AS EITHER THE GROUND FLOOR ONLY OR THE WHOLE BUILDING.
- LOCATED IN A PRIME POSITION WITHIN THE POPULAR AND THRIVING MARKET TOWN OF BLANDFORD FORUM.
- GRADE II LISTED BUILDING.
- LOCATED AMONGST NUMEROUS MULTIPLE RETAILERS INCLUDING HOLLAND AND BARRATT, COSTA AND M&S SIMPLY FOOD.
- ALLOCATED PARKING LOCATED TO THE REAR OF THE PROPERTY
- OPPORTUNITY TO SUB-LET UPPER PARTS

QUOTING RENTS: FROM £37,500 PER ANNUM EXCLUSIVE



## Location

- 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.
- The property occupies a prime position within the centre of Market Place with the towns principal retail pitch.
- The town hosts a number of national occupiers including Marks and Spencer Simply Food, Boots, Costa Coffee, Holland and Barratt and Reeves the Bakers.

## Description

- Attractive Grade II Listed shop front
- Good sized sales area
- Rear parking
- First/second floors accessed via a self-contained entrance to the left-hand side of the shop front.
- The upper parts consist of 7 office rooms, a reception area, kitchenette and a single W/C with wash hand basin on each floor.

## Accommodation

**Ground Floor** 188.68 sq m // 2,030 sq ft

Male and Female cloakrooms

**First Floor** 78.49 sq m // 845 sq ft

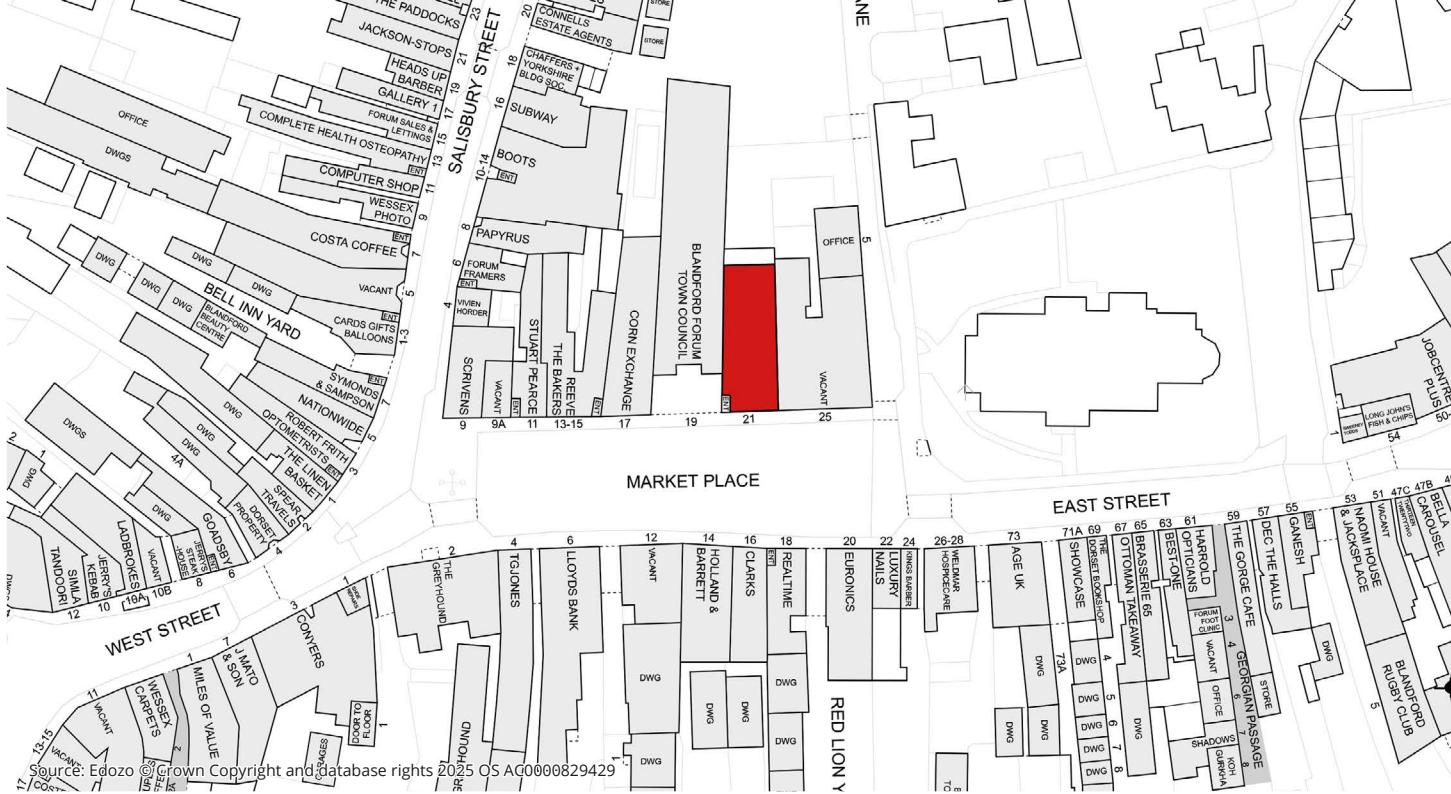
Single W/C with wash hand basin

**Second Floor** 78.2 sq m // 841 sq ft

Single W/C with wash hand basin

Kitchenette

**Total NIA approx** 345.37 sq m // 3,716 sq ft



## Rents

The premises are available to let by way of a new full repairing and insuring lease at the following rents which will be payable quarterly in advance by standing order.

Ground floor                   **£37,500 per annum**, exclusive  
Whole building               **£50,000 per annum**, exclusive

## Rateable Value

Ground floor                   £28,750 (1st April 2023)  
First and Second floors      £9,200 (1st April 2023)

Rate payable at 54.6p in the pound (Year commencing 1st April 2024)

## EPC Rating

E - 103

## 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.

## Viewing

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



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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.

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