



Primmer Olds **BAS**

TO LET

Former Banking Hall In Popular Market Town Centre

17 MARKET PLACE, BLANDFORD FORUM, DORSET, DT11 7AG

KEY FEATURES

- Ground and first floor former bank premises with external rear store
- Suitable for variety of uses (Class E)
- Prime trading location
- Nearby occupiers include Reeve The Bakers, Corn Exchange Town Hall, Spar, Holland & Barrett
- Available on a new lease at a rental of £40,000 per annum, exclusive
- £10,000 fit-out Incentive available (subject to status)



Primmer Olds B-A-S
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Enquiries: Call us on 01202 887 555



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17 MARKET PLACE

LOCATION

Blandford Forum is an attractive Georgian market town located some 20 miles northwest of Bournemouth and 25 miles west of Salisbury.

Major names represented include Marks & Spencer Simply Food, Costa, WH Smith, Boots, Hays Travel, Holland & Barrett, Iceland, Specsavers, Subway and Nationwide Building Society, Blandford also features a broad range of independent retailers and service providers.

Also located in the town centre is a Morrisons supermarket adjacent to which is the 188 space Marsh & Ham shopper's car park.

The subject premises occupy a prime trading location in Market Place between Reeve The Bakers and the Corn Exchange Town hall, which is currently undertaking major refurbishment works. It benefits from pay and display parking immediately in front of the property and additional roadside parking (subject to daytime waiting restrictions) further along Market Place and East Street.

PLANNING

Under the new planning regulations, we believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

CODE OF LEASING

All interested parties should be aware of the Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.

DESCRIPTION

The property comprises a mid-terrace former bank premises arranged at ground and first floor, with the main former banking hall together with extensive ground floor ancillary area, a large vault room and a rear fire door leading to the external storage building which is also accessible from the rear of the property.

The property benefits from gas central heating, LED lighting and a wheelchair platform lift at the front entrance lobby.

The first floor is comprised of a main office room with additional storage room, a separate kitchen and a male and female WC.

The premises could lend themselves to a variety of uses subject to the ingoing tenants securing any necessary statutory consents. Such uses might include the food and beverage sector, offices, medical, leisure or education.

RATES

Rateable Value £22,000

Source <https://www.gov.uk/find-business-rates>

Calculator: <https://www.gov.uk/calculate-your-business-rates>

*If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable. We advise all parties speak to local authority in the first instance for confirmation.

EPC

Asset Rating D (85)



VIEWING & FURTHER INFORMATION: CALL 01202 887 555

These details are provided for general information purposes and whilst every effort has been made to ensure accuracy, no responsibility is taken for any errors or omission or miss-statement in these particulars. Noting in these details constitutes an offer or contract. No responsibility or warranty whatsoever is made during negotiations by the agent, seller or lessor. All plans provided are for identification only and are not to be scaled or to be relied upon. No services have been tested and no warranty is given on their existence or condition. All interested parties are required to carry out their own due diligence. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. No part of this document should be re-produced or transmitted without the prior written consent of the agent.



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ACCOMMODATION

Ground Floor	Sq Ft	Sq M
Sales Area	1,331	124.72
Vault	145	13.50
Rear Offices/Ancillary/storage	645	59.93
Total NIA	2,121	198.15
First Floor	Sq Ft	Sq M
Staff Room	58	5.38
Main Office	219	20.32
Storeroom	23	2.15
Kitchen	133	12.39
2 x WC		
Total NIA	433	40.24
Total NIA	2,554	238
External Rear Storage	484	45

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

TERMS

Available by way of a new full repairing and insuring lease for a term to be agreed at £40,000 per annum exclusive of rates and all other outgoings.

Please note VAT is not payable on the rents.



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