

## To Let

### Spacious Town Centre Shop Unit Opposite Morrisons

**3 Greyhound Square  
Blandford Forum  
Dorset  
DT11 7EB**



#### LOCATION

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

The town offers a vibrant retail scene featuring a good selection of national and independent retailers and service providers.

Major names represented in the Blandford town centre include Marks & Spencer Simply Food, Costa, WH Smith, Boots, Hays Travel, Holland & Barrett, Scrivens, Iceland, Specsavers, Clarks, Nationwide & Subway together with branches of HSBC, Lloyds Bank and NatWest.

The subject premises occupy an excellent trading position fronting a pedestrian walkway which links the major Marsh & Ham (188 spaces) & Morrisons shoppers' car parks with the Market Place.

They also benefit from being located opposite the entrance to the Morrisons' store.

#### DESCRIPTION

The premises comprise a good sized, single storey, double fronted retail unit with WC.

The premises have an extensive frontage to Greyhound Square of some 54 feet ( 16.4m)

The shop has surface mounted fluorescent strip lighting and also inset spotlighting

#### ACCOMMODATION

The accommodation with approximate areas and dimensions is as follows:

##### Double Fronted Shop

Gross Frontage: 54'01" (16.46 m)

Internal Width (overall): 55'0" (16.67m))

Shop Depth: 16'3" (4.95m)\*

\*assuming existing shop fittings are removed.

Gross Internal Area: 894 sq ft (83.08 sq m)

As currently configured however the premises, if cleared of existing shop fittings, comprise:

**Net Sales Area: 559 sq ft (51.97 sq m)**

**Ancillary Area: 318 sq ft (29.55 sq m)**

NB: the ancillary area currently incorporates a cold room

Cloakroom: WC.

#### TERMS

The premises are available by way of a new full repairing and insuring lease, term and rent review pattern by negotiation at a commencing rent of **£19,500** per annum, exclusive.

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tel: **01202 887555** web: **www.williscommercial.co.uk**

Willis Commercial Ltd. Minster Chambers, 43 High Street, Wimborne, Dorset, BH21 1HR

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute 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, as to the structural integrity of the premises and condition/working order of services, plant or equipment.

## RATES

According to the VOA website the assessment for this property is stated as:

Shop and Premises, Rateable Value: £14,500

The small business multiplier for the year ending 31<sup>st</sup> March 2020 is 49.1p in the £.

However, for properties having a rateable value of £12,001 to £15,000, eligible occupiers should qualify for Small Business Rates Relief whereby the rate will go down gradually from 100% to 0%

Applicants must check their eligibility with the relevant Local Authority.

For more information, visit:

<https://www.gov.uk/introduction-to-business-rates>

## FINANCE ACT 1989

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending lessee must satisfy themselves as to the incidence of VAT in respect of any transaction.



## LEGAL COSTS

Each party to bear their own legal costs.

## ENERGY PERFORMANCE CERTIFICATE

EPC asset rating: C (Score 72)  
Full EPC available on our website

## SERVICE CHARGE

We understand that the landlords levy a service charge in relation to the cleaning and maintenance of the common parts. Further details to be provided.

## VIEWING

By prior appointment via the sole agents Willis Commercial through whom all negotiations must be conducted.

## CONTACT

Patrick Willis – 01202 887555  
[patrick@williscommercial.co.uk](mailto:patrick@williscommercial.co.uk)

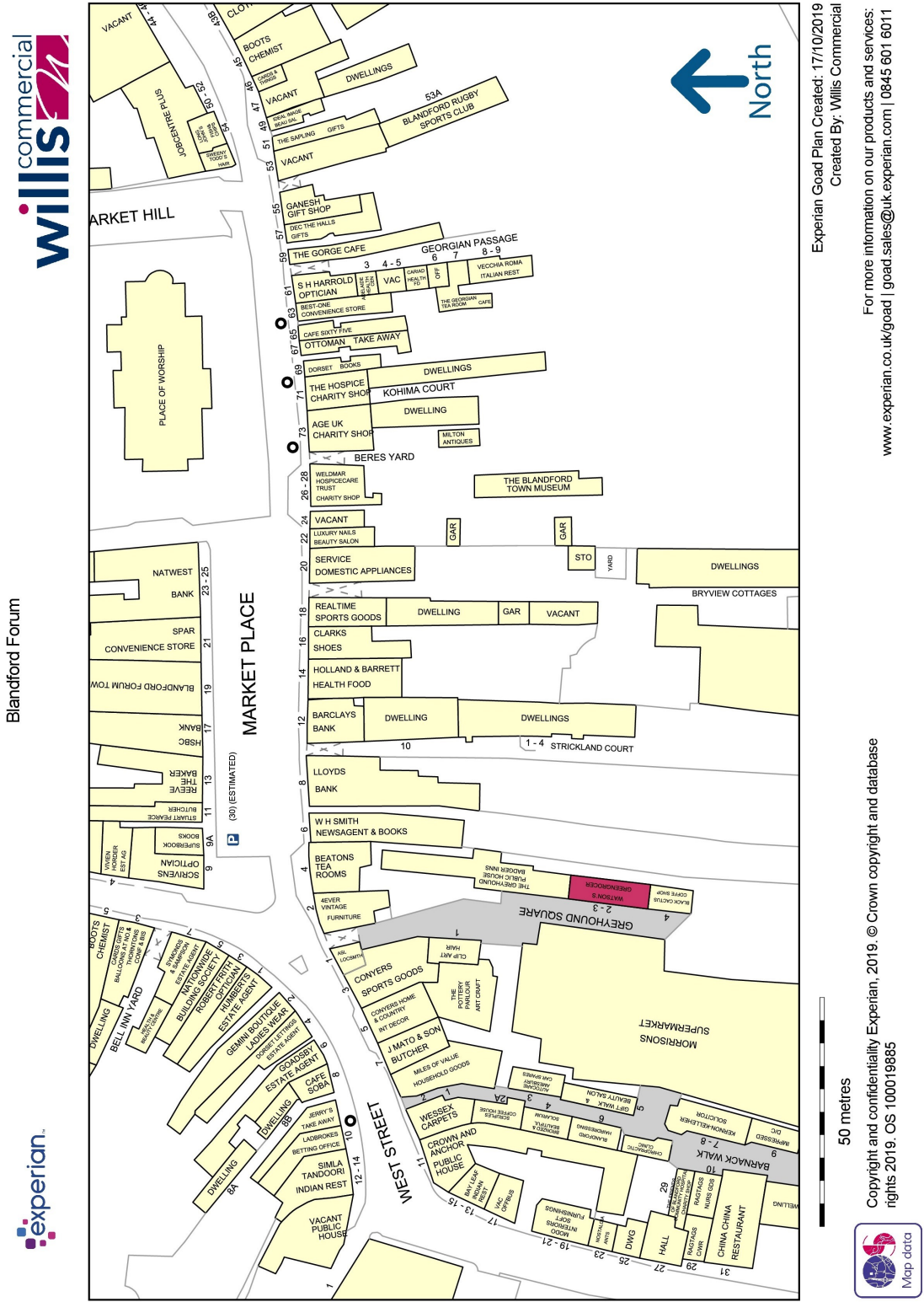


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Experian Goad Plan Created: 17/10/2019  
Created By: Willis Commercial

For more information on our products and services:  
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