

# On the Instruction of Barclays Bank Plc

## LEASEHOLD AVAILABLE

12 Market Pl, Blandford Forum DT11 7EF



### Key Features

- Prominent Building
- Conservation Area
- Grade II Listed

### Viewing

By appointment via this office:

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### Location

Blandford is a market town in Dorset, located about 116 miles south west of London, 17 miles north east of Dorchester and 56 miles south of Bristol. The property is located on the south side of Market Street, which along with East Street, West Street and Salisbury Street forms the main town centre shopping area. The surrounding properties are mainly in retail use and occupiers comprise a mixture of local, regional and national operators. Occupiers include **HSBC Bank**, **Lloyds Bank** and **Clarks Shoes**.

### Description

The subject demise comprises a mid-terrace Grade III listed, three storey building, arranged with banking hall and ancillary on the ground floor, with additional ancillary accommodation on the first floor. The stair case has been removed leaving the second-floor void. The property comprises of the following approximate floor areas:

### Accommodation

Ground Floor	94.30 sq m	1,015 sq ft
First Floor	93.55 sq m	1,007 sq ft
<b>Total</b>	<b>187.85 sq m</b>	<b>2,022 sq ft</b>

### Price

**£31,500 per annum**

### Tenure

The property is available by way of an assignment of Barclays existing lease or a sublet of part. The Premises are held on a lease expiring 15<sup>th</sup> January 2027 with a tenant only break option on 15<sup>th</sup> January 2022.

### Rates

From information provided by the Valuation Office website we are informed that the current rateable value of the bank is **£26,250**.

Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

### EPC

EPC available on request.

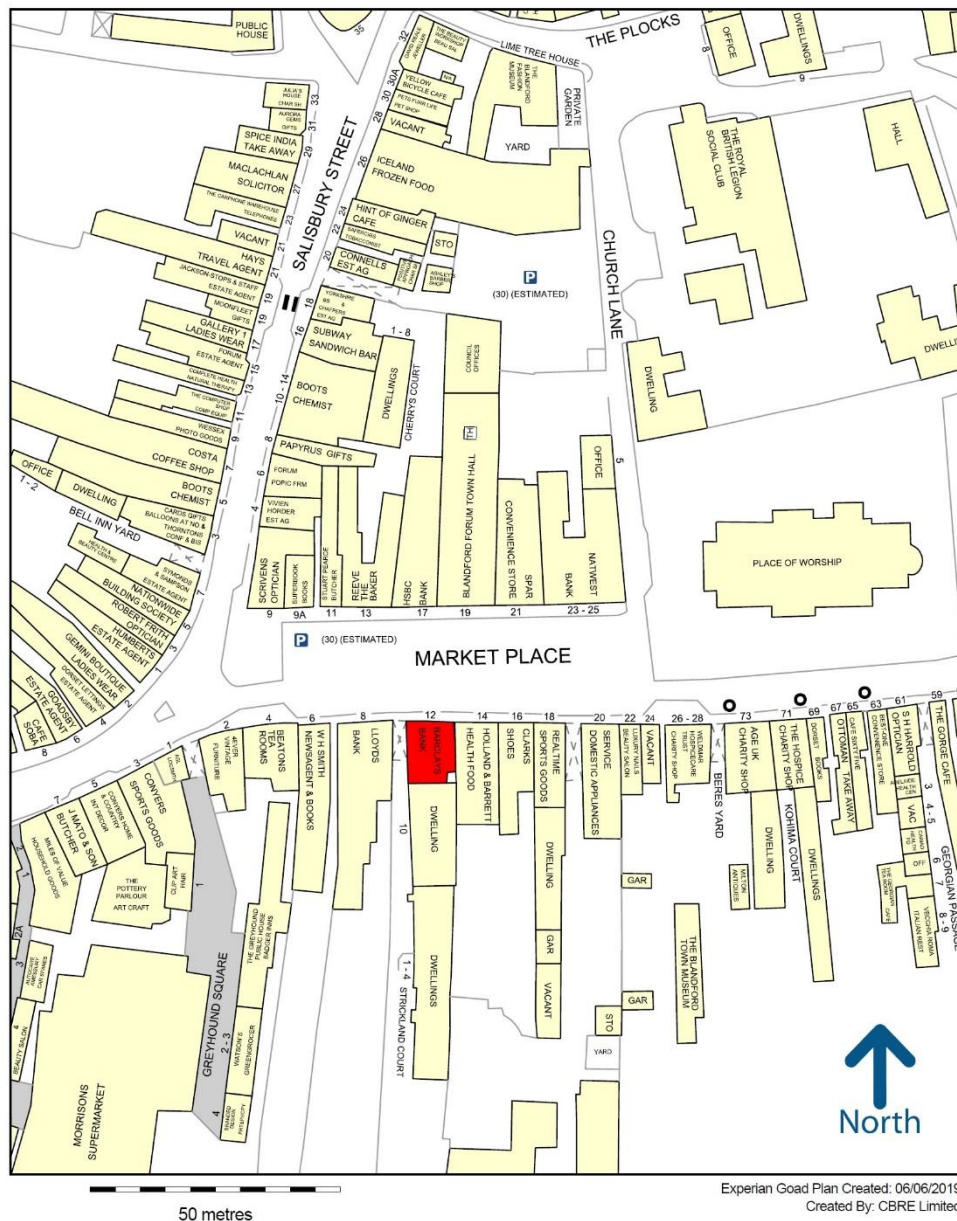
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Not to scale.

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