

FREEHOLD FOR SALE

**Substantial Retail
Showroom with excellent
loading and car parking
7,254 sq ft (NIA)**

at

**7 Sunrise Business Park
Blandford DT11 8ST**

- ◆ Well located on established retail / business park
- ◆ Prominent corner position
- ◆ Ground floor – 4,016 sq ft
- ◆ First floor – 3,238 sq ft
- ◆ High quality showroom on ground & first floors
- ◆ Extensive display frontage
- ◆ Workshop with roller shutters
- ◆ 14 on site car spaces



LOCATION

The property is located on this established industrial / retail park with a good number of other retail / trade counter occupiers.

Sunrise Business Park is situated on the east side of Higher Shaftesbury Road approximately 2 miles to the north of Blandford Town Centre with good connections to the A354 and A350 main transport routes and adjacent the Blandford ring road.

The building and shop front is visible from the main entrance to the estate and is situated immediately opposite Newglade Distribution warehouse and Dorset Autospares and adjacent Woodland Dairy and Trimetals.

DESCRIPTION

The property comprises a showroom, offices, workshop and warehouse and ground floor and a further showroom and offices at mezzanine level.

The building is constructed of conventional steel portal frame with external brick elevations to 2m and profiled steel sheeting above with concrete ground floor and timber mezzanine floors.

ACCOMMODATION

Summary of Accommodation

The property benefits from the following Net Internal Areas.

Ground Floor	4,016 sq ft	373 sq m
First Floor	3,238 sq ft	300 sq m

THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILITIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.

Salient points include:

- Oil fired central heating warm air blowers
- Glazed shop front
- 2 x full height roller shutter doors
- UPVC double glazing throughout
- Modern acoustic tiled suspended ceilings and inset spotlighting throughout showroom / offices
- Cloakroom to ground and first floors
- High specification throughout
- Approximately 4m full height to eaves
- Part air conditioning
- 3 phase electrics

Outside

Park and landscaped areas to estate road.
Car parking for approximately 14 vehicles.

PRICE

£675,000 for the freehold interest subject to full vacant possession.

BUSINESS RATES (source: www.voa.gov.uk)

Rateable value - £29,750

Rates payable at 49.9p in the £ (year commencing 1st April 2020)

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band C (66).
The full EPC and recommendations report are available on request

ANTI MONEY LAUNDERING REGULATION

We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through joint sole agents: -



Steve Chiari
stevec@nettsawyer.co.uk
01202 550245



Grant Cormack
Grant.Cormack@goadsby.com
01202 550135 / 07776 217453



THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILITIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.