NETTLESHIP SAWYER

Chartered Surveyors
Commercial Property Consultants

# TO LET

## Shop / office and stores
## Class E

### 4 Market Place
### Blandford
### DT11 7EB

- In the very heart of this busy North Dorset market town
- Opposite Reeve, Scrivens and Nationwide and adjacent Lloyds Bank cash point
- Shop – 945 sq ft
  Stores – 822 sq ft
- Available on new lease
- Rent - £25,000 pax
- Terms to be agreed








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Heliting House, 35 Richmond Hill, Bournemouth, BH2 6HT

## LOCATION

Blandford Forum is an attractive, busy Georgian market town centre located some 20 miles northwest of the Bournemouth, Christchurch, Poole conurbation and 2.5 miles west of Salisbury.

The town itself has a population of 10,355 (2021 UK census) and also services many of the outlying villages with a 10-15 mile radius.

Major names represented in the town include M&S Food, Costa, Holland & Barrett, Iceland and Specsavers.

Morrisons Supermarket with a 188 space car park is immediately behind the shop.

There is car parking (pay and display) in the Market Place and additional roadside parking in East Street and adjoining roads.

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

Rateable Value: £17,000 (From 1st April 2026)

## LEASE

The premises are offered by way of a new full repairing and insuring lease, at a commencing rent of £25,000 pax subject to periodic reviews, terms to be negotiated.

## ACCOMMODATION

Demise shaded red on the attached plan

| | |
|---|---|
| Ground floor | |
| Shop | 945 sq ft |
| Stores/offices | 822 sq ft |

Including

Kitchen
Cloakroom/WC

## ENERGY PERFORMANCE CERTIFICATE

Assessment – Band B (44)

The full EPC and recommendations report are available on request.

## SERVICES

We recommend all prospective occupiers should make their own enquiries as to the availability and capacity of the various utility services.

## ANTI MONEY LAUNDERING REGULATION

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

## VIEWING AND FURTHER INFORMATION

Viewing strictly by appointment through sole agents:-

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01202 556491

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, UTILILTIES 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.













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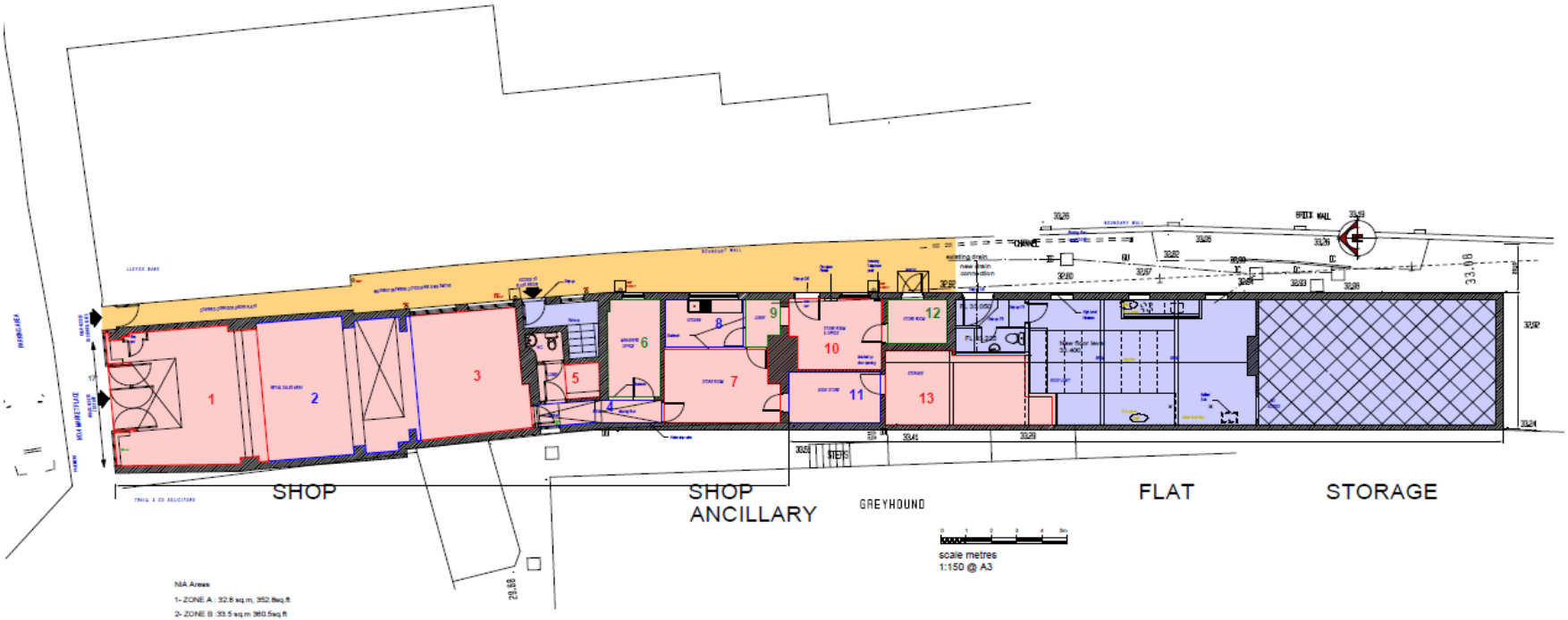


NIA Areas

1- ZONE A : 32.8 sq.m, 352.8sq.ft
2- ZONE B :33.5 sq.m 360.5sq.ft
3 - ZONE C :21.7 sq.m, 233.5sq.ft

**1-3 -Sub Total 88sq.m, 945 sq.ft.**

4 - COMMUNAL :4.7 sq.m,50.6 sq.ft
5 - COMMUNAL :1.9 sq.m,20.4 sq.ft
6 - OFFICE :8.5 sq.m,91.5 sq.ft
7 - STORE :13 sq.m, 139.9sq.ft
8 - KITCHEN :8 sq.m,84.6 sq.ft
9 - COMMUNAL :2.4 sq.m, 25.8sq.ft
10 - STORE :10.3 sq.m,110.8 sq.ft
11 - STORE :7.7 sq.m,82.9 sq.ft
12 - STORE :4.4 sq.m, 47.4sq.ft
13 - STORE :17.5 sq.m, 188.3sq.ft

**4-13 - Sub Total 76.4 sq.m 822 sq.ft**

Excluding wc's and loadbearing walls

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