Badger House Salisbury Road, Blandford Forum, Dorset, DT11 7QD

To Let, office space in prominent, character property in Blandford Forum, Dorset.

£50,000 Per Annum

Badger House

Salisbury Road
Blandford Forum
Dorset DT11 7QD

5445.00 sq ft

- Prominent office building
- Suitable for various uses subject to planning
- Separate Annex
- Off Street Parking

£50,000 Per Annum

Dorchester Commercial
01305 261008 ext 5
commercial@symondsandsampson.co.uk

THE PROPERTY

Badger House is a good quality converted office building also thought suitable for various uses including residential (STPP) with separate annex and off street car parking situated in a prominent location in Blandford.

Originally a hotel premises with a coach house/stables the property was originally constructed around 1900 in an attractive brick and tile with a feature dutch gable at the front and tall chimneys.

In more detail the accommodation comprises:
Main Building -
Ground Floor
Various individual and open offices totalling 167.4 sqm
First Floor 147.50 sqm
Second Floor 30 sqm
Total 344,9 sqm
Coach House 105.82sqm
First Floor 54.76sqm
Grand Total 505.88sqm (5,445sqft)

Parking for several cars
Small garden

SITUATION

The property is situated in Blandford a pretty Dorset market town renown for it's uniform Georgian style town centre buildings which was rebuilt following a fire. An attractive town, well known for the army camp close by, the Hall and Woodhouse Brewery and otters living in the River Stour that separates Blandford Forum from Blandford St Mary.
The town is central to Dorset and crossroads for access to the greater Bournemouth area to the south, Dorchester to west, roads north to Shaftesbury and east to Salisbury.
What3words

DIRECTIONS

The property is situated on the northern edge of the town centre. From our offices in the town centre follow the road from the Market Square north, taking the right fork along Salisbury Street. At the traffic lights and the junction with Park Street thus becomes Salisbury Road and the property sits on this corner.
What3words///cubic.lightbulb.arriving

SERVICES
Mains water, electricity and gas.
Gas central heating.

LOCAL AUTHORITY
Dorset Council Tel: (01305) 221000
Business Rates: RV £69,000 (subject to appeal)

ENERGY PERFORMANCE CERTIFICATE
EPC C(66)

JOINT AGENTS
Mava Real Estate
Clare Julyan
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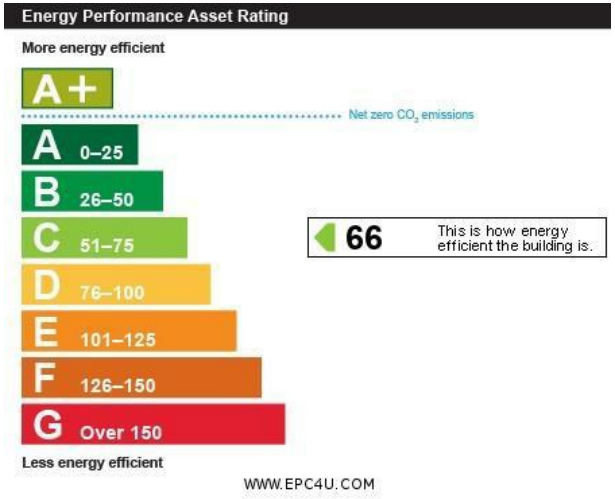
Tel: 01202 887555



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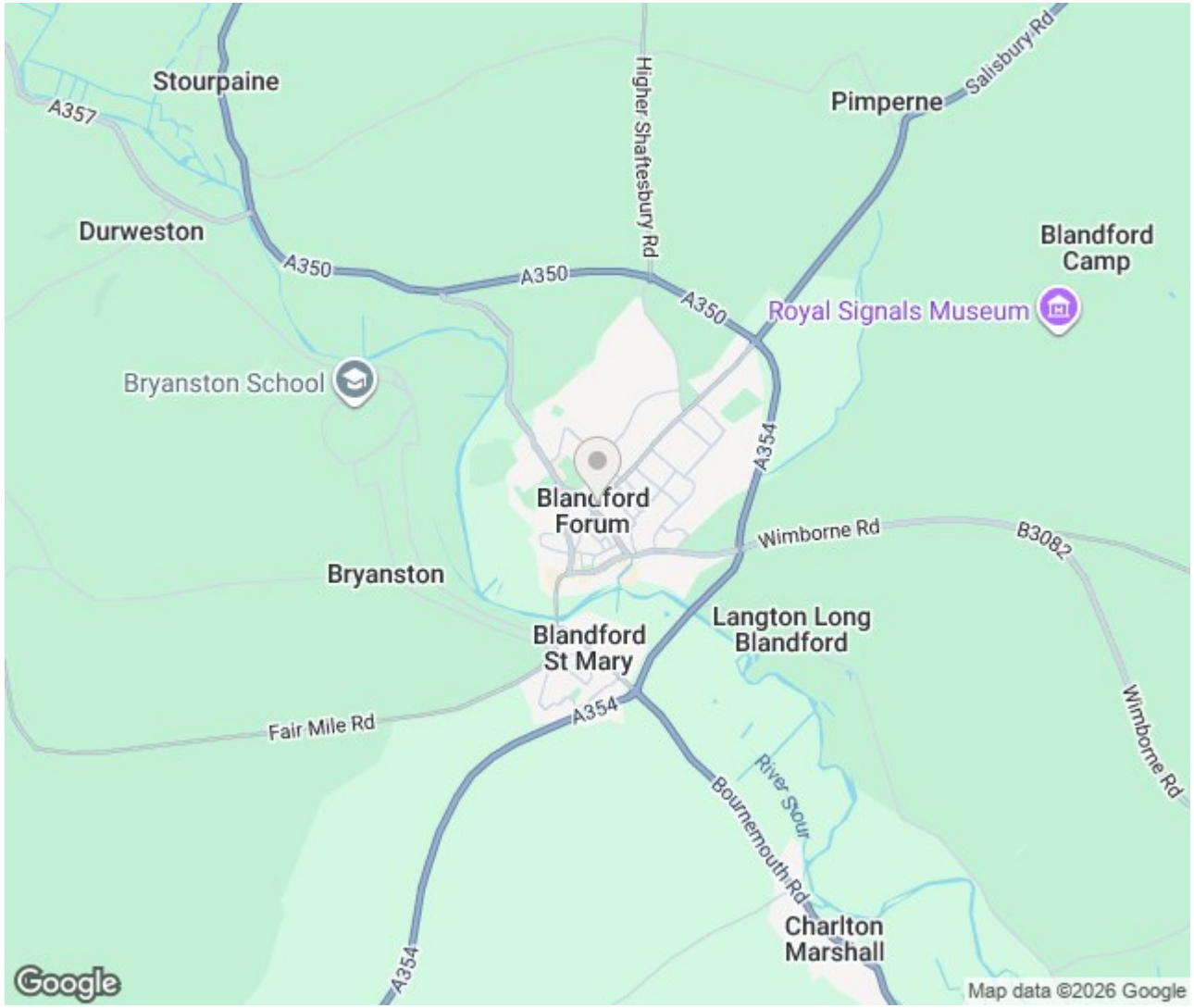
The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website:- www.leasingbusinesspremises.co.uk.

FINANCE ACT 1989
Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction.

LEGAL COSTS
Each party to be responsible for their own legal costs incurred in the transaction.



DorCom/JM/12.08.26

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