

TO LET

Large Office Building With Onsite Parking

MAVA
REAL ESTATE

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



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43 High Street, Wimborne, Dorset, BH21 1HR

Key Features

- Total Net Internal Area 5,439 Sq. Ft (505 Sq. M)
- Onsite Parking for Several Cars
- Small Garden/Courtyard to Rear of Main Building
- Suitable for a variety of uses (stp)
- Available by way of a new lease at a rental of £50,000 per annum, exclusive

Location & Description

Blandford Forum is an attractive Georgian market town located some 20 miles northwest of Bournemouth and 25 miles west of Salisbury. Major names represented include Marks & Spencer Simply Food, Costa, WH Smith, Boots, Hays Travel, Holland & Barrett, Iceland, Specsavers, Subway and Nationwide Building Society, Blandford also features a broad range of independent retailers and service providers.

Also located in the town centre is a Morrisons supermarket adjacent to which is the 188 space Marsh & Ham shopper's car park.

Badger House is situated on the northern edge of the town centre, It had been used as an office building by a firm of Accountants for over 35 years. It was constructed around 1900 and had been used in the past as a Hotel and Coach House and a Pub with bowling alley.

The Main Building is made up of 3 floors. On the ground floor there is a reception area, 4 offices and 2 WC's. The first floor consists of 7 Offices, a kitchen and 2 WC's. The 2nd Floor has 2 offices and storage space in the eves. The Annexe Building is arranged over 2 floors. The ground floor consists of 3 offices, kitchen, shower room and 2 WC's. The first floor has 2 offices and a small storage room.



What3words: **fonts.salad.acids**

Accommodation

Floor Areas – Main Building	Sq Ft	Sq M
Ground Floor – Various Offices and WC's Totalling	1,801	167.4
First Floor – Various Offices, Kitchen and WC's Totalling	1,587	147.50
Second Floor – Various Office Totalling	323	30
Total	3,711	344.9
Floor Areas – Annexe	Sq Ft	Sq M
Ground Floor – Various Offices, Kitchen, WC's, Shower Room Totalling	1,139	105.82
First Floor – Various Offices Totalling	589	54.76
Total	1,728	160.58
Total Net Internal Area	5,439	505.48

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at £50,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

VAT

We understand that VAT is not payable, however all parties are advised to make their own enquiries into the matter.

Planning

We believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

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EPC

Asset Rating C (66)

Rateable Value

Rating £69,000 (subject to appeal)

Source www.gov.uk/find-business-rates

Code of Leasing

All interested parties should be aware of the RICS Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.





Contact Us

To discuss any aspect of this property or the disposal process, please contact the sole agent:

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