

## ALL ENQUIRIES

**Former Army Cadet Hut  
8 Blind Lane  
Wimborne  
BH21 1NJ**

- ❖ Former Cadet Detachment Property
- ❖ Community Use Building (Sui Generis)
- ❖ Approx 1268 sq ft single storey
- ❖ Onsite car parking
- ❖ New lease
- ❖ Rent on application



## LOCATION

The property is situated in the popular Dorset market Town of Wimborne, approximately ½ mile from the attractive Town Centre and Wimborne Minster.

Wimborne has a population of approximately 83,000 and lies 6 miles north of Poole, 11 miles north west of Bournemouth and 31 miles west from Southampton.

Blind Lane is predominantly residential area.

## DESCRIPTION

The property comprises a single storey prefabricated modular timber clad, steel framed building beneath a pitched bitumen roof. Internally the premises are laid out as a decommissioned shooting range, office kitchen, ladies & gents cloakrooms and storage & meeting rooms.

## ACCOMMODATION

### Ground Floor

Shooting Range	127 sq ft
Store	151 sq ft
Main Room	537 sq ft
Office	151 sq ft
Cloaks/kitchen/corridor	301 sq ft
<b>Total GIA</b>	<b><u>1268 sq ft</u></b>

## LEASE

The premises are available on a new full repairing and insuring lease, terms to be agreed. Rent on application and subject to periodic reviews.

## BUSINESS RATES (source: [www.voa.gov.uk](http://www.voa.gov.uk))

Rateable Value: £3,300

Small business rate relief may apply, subject to status.

## PLANNING POLICY

The site may be suitable for a number of community uses subject to planning and a sequential test, in line with Local Plan Policy LN7.

Interested parties are urged to make their own enquiries.

There will be a restrictive covenant prohibiting the use of the site for other uses including residential.

## CODE FOR LEASING BUSINESS PREMISES

The Code strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement.

The Code can be viewed [HERE](#)

## 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 the sole agent:-



Steve Chiari  
[stevec@nettsawyer.co.uk](mailto:stevec@nettsawyer.co.uk)  
01202 550245

Further information on application.

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.



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