



SITUATION

Occupying a prominent corner position in the town centre at the junction with Bryanston Street, directly opposite **Iceland** and amongst nearby multiples such as **Carphone Warehouse, Connells, Subway, Boots, Hays Travel** and many more, as well as a variety of local traders. Blandford Forum is an attractive town located approximately 16 miles north-west of Bournemouth and 21 miles south-west of Salisbury, enjoying good road access via the A350 and A354.

PROPERTY

A Grade II Listed end of terrace building comprising a **Ground Floor Shop** with **Ancillary/Storage** at first floor level.

ACCOMMODATION

Ground Floor Shop	
Gross Frontage	15'4"
Internal Width	13'8" (max)
Shop & Built Depth	26'1"
First Floor Ancillary	
1 Room, Kitchen, WC	

VAT is NOT applicable to this Lot

£12,000 per annum
(see Note 1)

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS LEIGH**

* Refer to Point 9 in the 'Notice to all Bidders' page

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Julia's House Limited as a Charity Shop (having 10 branches)** (T/O for Y/E 31/12/16 £6.6m, Pre-Tax Profit £1.2m and Shareholders' Funds £9.79m) for a term of years from 24th June 2007 until 28th September 2017 at a current rent of **£12,000 per annum** exclusive.

Note 1: A Section 27 Notice has been served by the tenant confirming that they will not be renewing the lease after expiry on 28th September 2017 and thereafter the property will be vacant.

Note 2: As the property is Grade II Listed empty rates will not be applicable.



VENDOR'S SOLICITORS
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts