



SITUATION

Located at the junction with Whitecliff Mill Street in the town centre, two doors from **Iceland** and amongst multiple retailers as **Boots**, **Subway** and **Costa** together with a host of independent retailers. Blandford Forum is an attractive town located approx. 16 miles north-west of Bournemouth and 21 miles south-west of Salisbury, enjoying good road access via the A350 and A354.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** on the first floor.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	12'2"
Internal Width	11'9"
narrowing at rear to	5'1"
Shop & Built Depth	42'0"

First Floor Ancillary

Area	Approx.	435 sq ft
WC		

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Ms K. Hartley as a Bridal Boutique** for a term of 5 years from 16th July 2020 at a current rent of **£8,500 per annum** exclusive.

Rent Review July 2023

Note: There is a £2,124 Rent Deposit held.

£8,500 per annum

The Surveyors dealing with this property are **Steven Grossman** and **Elliott Greene**

Joint Auctioneers

Day and Bell Surveyors
Tel: 020 8445 3611 Ref: Alex Mason
Email: alex.mason@dayandbell.co.uk

Vendor's Solicitors

Greene & Greene
Tel: 01284 717 450 Ref: Julia Cardy
Email: juliacardy@greene-greene.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**



Interior view

