

BLANDFORD FORUM, DORSET

17 Market Place, DT11 7AG

FREEHOLD BANK INVESTMENT

SOLD

Acrewoods
CHARTERED SURVEYORS est 2003

34 Kingsley Road
Hounslow, Middlesex
TW3 1NS
0208 577 5733

LOCATION.

Blandford Forum is an affluent and attractive Georgian market town some 19 miles northwest of Bournemouth. The property is prominently situated on Market Place, adjacent to the Grade I listed Town Hall in the heart of the town centre.

DESCRIPTION.

The property comprises a ground floor banking hall with first-floor ancillary accommodation. At the rear of the property is a single-storey building currently used for storage with potential for residential development (subject to consents).

TENURE.

Freehold.

ACCOMODATION.

Floor	Use	Sqm (Approx.)	Sqft (Approx.)
Ground	Banking Hall	168.40	1812
First	Ancillary	79.50	855
Outbuilding	Storage	30.00	332
Car Parking	2 at rear		

RATES.

TBC.

EPC.

Band D.

LEASE.

Entirely let to HSBC Bank Plc. 15 years from 04/06/2008 until 03/06/2023. FRI lease. No breaks.

RENT.

Passing rent **£49,562.85 per annum**.

Annual RPI increases, with a minimum increase to £50,801.93 per annum from 04/06/2022.

VAT.

VAT does not apply to this lot.

PRICE

£750,000.

LEGAL COSTS.

Each party is responsible for their own costs.

VIEWING.

For all enquires, contact Paul Baker at ACREWOODS Chartered Surveyors.

enquiries@acrewoods.com

DISCLAIMER NOTICE: Whilst every care is taken in the preparation of these particulars ACREWOODS Limited and the vendor take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority to make any representation or warranty in relation to the property August 2021.

DISCLOSURE.
It is brought to your attention that a member of this **firm** has an interest in this property.