

Lot 4

£42,500 per annum exclusive

5-7a Salisbury Street, Blandford Forum, Dorset DT11 7AU

Freehold Retail and Office Investment



Key Details

- Let to Bournemouth Coffee Company Limited t/a Costa Coffee
- Attractive and affluent Georgian market town
- Nearby occupiers include Boots the Chemist, Thorntons, Iceland, WH Smith and Barclays Bank
- Residential development potential (subject to consents)

Location

Miles: 14 miles north-west of Poole
19 miles north-west of Bournemouth
24 miles south-west of Salisbury

Roads: A31, A35, A350, A354

Rail: Poole Railway Station

Air: Bournemouth Airport

Situation

Blandford Forum is an affluent and attractive Georgian market town. The property is prominently situated on the west side of Salisbury Street, close to its junction with Market Place in the heart of the town centre. Nearby occupiers include Boots the Chemist, Thorntons, Iceland, WH Smith and Barclays Bank.

Description

The property comprises a ground floor retail unit with ancillary accommodation on first floor at the rear of the property. The first floor (front) and second floor comprise self-contained office accommodation and are accessed via a dedicated entrance from Salisbury Street. In addition, there is a small parcel of land towards the rear of the property which does not form part of the Bournemouth Coffee Co. lease.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

| Unit | Floor | Use | Floor Areas (Approx) | | Tenant | Term | Rent p.a.x. | Reversion |
|--------------|----------------|-----------|----------------------|----------------------|----------------------------|--------------------------|----------------|------------|
| 5 | Ground | Retail | 214.97 sq m | (2,314 sq ft) | BOURNEMOUTH COFFEE COMPANY | 10 years from 09/07/2010 | £42,500 | 08/07/2020 |
| | First (Rear) | Ancillary | 51.37 sq m | (553 sq ft) | | | | |
| 7A | First (Front) | Office | 121.79 sq m | (1,311 sq ft) | LIMITED (1) | | | |
| | Second (Front) | Office | 71.90 sq m | (774 sq ft) | t/a Costa Coffee (2) | | | |
| Total | | | 470.03 sq m | (4,952 sq ft) | | | £42,500 | |

- (1) Bournemouth Coffee Co is a franchisee of Costa Coffee.
 (2) Costa Coffee is part of the Whitbread Group and is the largest and fastest growing coffee shop chain in the UK (Source: www.costa.co.uk 9/11/2017).



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