

Lot 25, 10 East Street, Blandford Forum,

Dorset DT11 7DR

For sale by Auction on 11th December 2025 (unless sold or withdrawn prior)



Lot 25, 10 East Street, Blandford Forum, Dorset DT11 7DR

For sale by Auction on 11th December 2025 (unless sold or withdrawn prior)



Property Information

Freehold Retail and Residential Ground Rent Investment

- Comprises ground floor betting shop plus 6 flats and car park (let on a long lease)
- Shop let to Done Brothers (Cash Betting) Limited (t/a Betfred)
- Shop lease expiring in 2027 (no breaks) with AGA from Coral Racing Ltd
- Prominent position in historic and affluent Dorset market town
- VAT Free Investment

Lot

25

Auction

11th December 2025

Rent

£16,320 per Annum Exclusive

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles

14 miles north-west 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

The property is situated on the north side of East Street (B3082), between its junctions with Damory Street and Sheep Market Hill, in the heart of the town centre. Nearby occupiers include Sue Ryder, M&Co, Age UK, Specsavers, Dominos and Boots.

Tenure

Freehold.

EPC

Band D

Description

The property comprises a shop on the ground floor. In addition, there are six flats and a car park, both let on long leases.

VAT

VAT is not applicable to this lot.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Lot 25, 10 East Street, Blandford Forum, Dorset DT11 7DR

For sale by Auction on 11th December 2025 (unless sold or withdrawn prior)



Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground	Retail	86.00	(926)	DONE BROTHERS (CASH BETTING) LIMITED with AGA from Coral Racing Ltd t/a Betfred	16 years from 28/02/2011	£16,320.56
First and Second	Residential	-	-	BLANDFORD FORUM LIMITED	A term of years from 29/07/2003 to 28/07/2102	Peppercorn
Car Park	Residential	-	-	BLANDFORD FORUM LIMITED	A term of years from 05/04/2013 to 01/08/2102	Peppercorn
Total		86.00	(926)			£16,320.56

N.B. The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

Lot 25, 10 East Street, Blandford Forum,

Dorset DT11 7DR

For sale by Auction on 11th December 2025 (unless sold or withdrawn prior)



**Lot 25, 10 East Street, Blandford Forum,
Dorset DT11 7DR**

For sale by Auction on 11th December 2025 (unless sold or withdrawn prior)



Lot 25, 10 East Street, Blandford Forum,

Dorset DT11 7DR

For sale by Auction on 11th December 2025 (unless sold or withdrawn prior)



Lot 25, 10 East Street, Blandford Forum,

Dorset DT11 7DR

For sale by Auction on 11th December 2025 (unless sold or withdrawn prior)



Lot 25, 10 East Street, Blandford Forum, Dorset DT11 7DR

For sale by Auction on 11th December 2025 (unless sold or withdrawn prior)



Contacts

Acuitus

Alexander Auterac
+44 (0)20 7034 4859
+44 (0)7713 135 034
alexander.auterac@acuitus.co.uk

Archie Martine
+44 (0)20 7034 4858
+44 (0)7377 803 408
archie.martine@acuitus.co.uk

Seller's Solicitors

Curwens LLP Solicitors
River House Church Street
Enfield
EN2 6AR

Jayshree Pankhania
0208 363 4444
jayshree.pankhania@curwens.co.uk

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

- (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.
2024