

LEASE ASSIGNMENT

Well Positioned 'Class E' Premises

**214C Lower Blandford
Road, Broadstone, Dorset,
BH18 8DX**

Key Features

- Sought after location along Lower Blandford Road
- Suitable for multiple uses (subject to consents)
- Allocated parking space at rear for 1 vehicle
- Free on-street parking adjacent to property
- Total Net Internal Area - 819 Sq. Ft. (76.11 Sq. M.)
- Available by way of a lease assignment at a passing rent of £22,000 per annum, exclusive



Location

The premises occupy an excellent trading location being centrally situated within Broadstone's principal shopping thoroughfare of Lower Blandford Road known locally as 'The Broadway'. Broadstone serves an affluent catchment and offers a healthy mixture of independent and national retailers including M&S Simply Food, as well as service providers.

Description

The subject premises is a single fronted lock up shop ideally placed along Lower Blandford Road situated at the end of the corner parade of units. It benefits from good visibility, front forecourt, suspended ceiling with LED lighting and well-proportioned sales area. The unit is currently configured as a dog groomers with a front reception area, leading to a large rear treatment room, kitchenette and WC at the rear.

The property has the benefit of a single car parking space at the rear as well as free on-street parking along Lower Blandford Road.

/// What3words: [hangs.land.payer](#)

Accommodation

Floor Areas	Sq Ft	Sq M
Sales Area	738	68.55
Kitchenette	81	7.5
WC		
Total Net Internal Area	819	76.11

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

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Terms

The premises are available by way of an assignment of an existing lease commencing 13th September 2021, expiring 12th September 2027, at a passing rent of £22,000 per annum, exclusive. The lease is outside the provisions of the Landlord and Tenant Act 1954 Part II.

An extension of the existing lease may be agreed with the landlord via the agents.

We are advised that the property is not elected for VAT.

Planning

We believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

EPC

Asset Rating C (70)

Rateable Value

Rating £17,500

Source www.gov.uk/find-business-rates

Code of Leasing

All interested parties should be aware of the RICS Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.



Contact Us

To discuss any aspect of this property or the disposal process, please contact the sole agent:

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