

# Blandford Forum

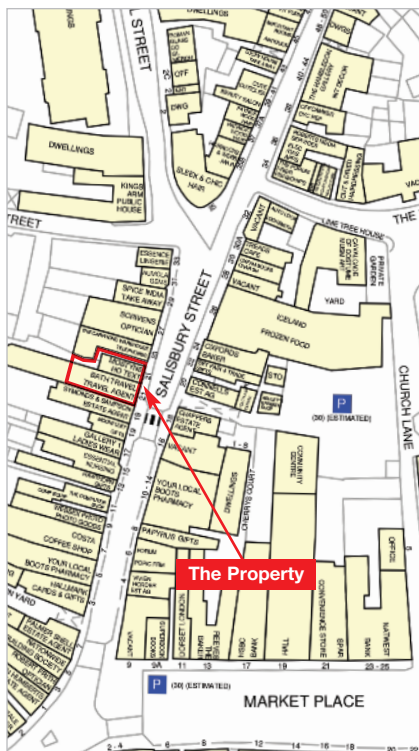
## 23/23a Salisbury Street Dorset DT11 7AU

- Freehold Shop Investment with Vacant Residential Upper Parts
- Two Shops and Two Flats above
- Town centre location
- Asset management opportunity
- Total Current Rent and Licence Fee Reserved

**£27,000 pa**  
**plus Two Vacant Flats**

On the instructions of J Gershinson FRICS  
and L Brooks MRICS of Allsop LLP acting as  
Joint Fixed Charge Receivers

allsop



### Tenure

Freehold.

### Location

Blandford Forum is an attractive Dorset town located on the River Stour, 16 miles north-west of Bournemouth and 12 miles south of Shaftesbury. The town is served by the A350 and A354 roads which link to the A303 to the north and the A31 and A35 to the south.

The property is situated within Blandford Forum town centre on Salisbury Street on its western side.

Occupiers close by include The Carphone Warehouse (adjacent), Iceland, Boots, Costa Coffee, HSBC, Nationwide Building Society, Oxfam Books and other local occupiers.

### Description

The property is arranged on ground and two upper floors to provide two shop units on the ground floor, a two bedroom flat on the first floor and a two bedroom flat on the second floor. The flats are self-contained and accessed via a door on Salisbury Street which leads to an external staircase at the rear of the property.

We are informed by the Vendor's solicitors that the lower portion of the staircase is located on land not owned by the Vendor.

### VAT

VAT is not applicable to this lot.

### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

### Energy Performance Certificate

No. 23 EPC Rating 83 Band D

No. 23a EPC Rating 56 Band D (Copy available on website).

### Viewings

Please e-mail your viewing request with full contact details to [viewings@allsop.co.uk](mailto:viewings@allsop.co.uk)  
In the subject box of your e-mail, please ensure that you enter  
**Lot 111 Blandford Forum.**

No.	Present Lessee	Accommodation	Lease/Licence Terms	Current Rent/Licence Fee £ p.a.	Next Review/ Reversion
23	Mostyn's Curtains Ltd	Gross Frontage 4.70 m (15' 5") Net Frontage 4.40 m (14' 5") Ground Floor Sales 61.8 sq m (665 sq ft) Ground Floor Ancillary 19 sq m (205 sq ft)	Licence from 07.03.2013 expiring 06.06.2013	£12,500 p.a. (Annualised)	
23a	R E Bath Travel Services Limited	Gross Frontage 5.40 m (17' 8") Net Frontage 5.10 m (16' 9") Ground Floor Sales 46.8 sq m (503.77 sq ft) Ground Floor Ancillary 31.6 sq m (340.15 sq ft)	10 years from 21.06.2001 Rent review every 5th year	£14,500 p.a.	Holding over
23	Vacant	First Floor Flat – Four Rooms, Kitchen and Bathroom		–	
23	Vacant	Second Floor Flat – Four Rooms, Kitchen, Bathroom		–	

(1) Website Address: [www.bathtravel.com](http://www.bathtravel.com). For the year ended 31st October 2012, Bath Travel Service Ltd reported a turnover of £11,996,587, a pre-tax loss of –£7,898, shareholders' funds and a net worth of £7,346,683. (Source: riskdisk.com 31.05.2013)  
NB. The Vendor's solicitors advise that part of the land demised to the tenants of the commercial units now falls outside of the Vendor's ownership by virtue of the 2007 transfer included in the legal pack.

**Total £27,000 p.a.**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** A Chapman Esq, Squire Sanders (UK) LLP. Tel: 020 7655 1597 Fax: 0870 460 2714 e-mail: [andrew.chapman@squiresanders.com](mailto:andrew.chapman@squiresanders.com)