

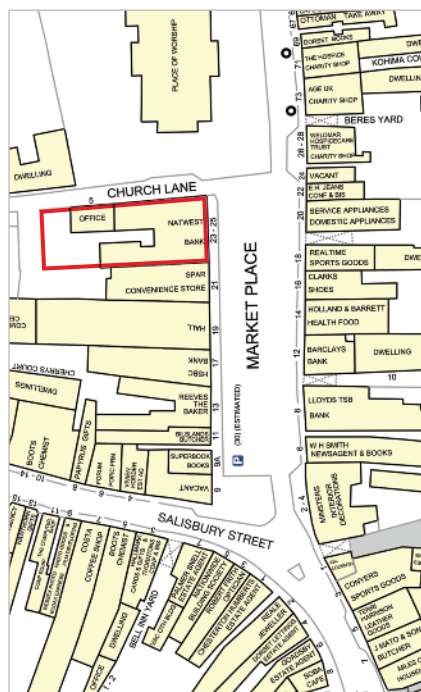
Blandford Forum

23-25 Market Place
Dorset
DT11 7AQ

- **Attractive Grade II Listed Freehold Bank and Residential Investment**
- Part ground and first floors let to The Royal Bank of Scotland plc on a lease expiring in 2026 without breaks
- Remainder of upper floors let to Signpost Housing Association Ltd with Annual RPI Reviews. Valuable Reversion in 2022
- Attractive period building in the town centre
- Bank Rent Review in 2020 to a minimum of £37,625 pa
- VAT is not applicable
- Total Current Rents Reserved
£44,809 pa

On the Instructions of
threadneedle.

SIX WEEK COMPLETION AVAILABLE



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, which is in a Conservation Area, is situated on the north side of Market Place at its junction with Church Lane in the heart of the town centre. Occupiers close by include Spar, HSBC, W H Smith, Lloyds Bank, Barclays Bank, Holland & Barrett and Clarks Shoes.

Description

This attractive and substantial Grade II Listed property is arranged on ground and three upper floors to provide a large banking hall fitted out in the NatWest corporate style, with ancillary space on part of the first floor. The remainder of the upper floors are arranged to provide six self-contained flats which are approached via an entrance on Church Lane.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk

Energy Performance Certificate

Range from EPC Rating 35-63 Bands D-F (Copies available on website).

Viewings

A single block viewing will be held during the week prior to the auction. You must register in advance and provide the full name, company (if applicable) and a mobile telephone number for each person wishing to attend the viewing. This information must be provided no later than noon on Thursday 8th May or we will be unable to accommodate your request. Please note photo identification will be required on the day. Please email viewings@alltop.co.uk. In the subject box of your email, please ensure you enter **Lot 18 Blandford Forum**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Part Ground & Part First Floors	The Royal Bank of Scotland plc (1)	Gross Frontage 16.25 m Net Frontage 9.25 m Shop Depth 15.40 m Built Depth (Max) 24.70 m Part First Floor 93.50 sq m (1,006 sq ft)	Term of years from 09.06.2005 to 23.06.2026 Rent review in 2020 to a minimum 7.5% increase FR & I Service charge cap	£35,000 p.a.	Rent Review 2020 to a minimum of £37,625 p.a.
Part Ground, Part First, Second & Third Floors	Signpost Housing Association Ltd	Part Ground, Part First, Second and Third Floors – 6 Flats (not inspected)	25 years from 12.09.1997 Rent review every 5th year to RPI Tenant break 12.09.2017. FR & I	£9,809 p.a.	Rent Review 2017 to RPI

(1) RBS has over 17 million customers in the UK and is the largest SME Bank in the UK with over 1.1 million customers. (Source: www.rbs.com)

Total £44,809 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

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