

**WATTS
HOLT**

TO LET

CHARACTER CAFE / RETAIL PREMISES

Forum Cafe

34 Salisbury Street

Blandford Forum

Dorset DT11 7PR

APPROX. 85 SQ M (915 SQ FT)

THREE-STOREY ACCOMMODATION

RENT £9,750 PER ANNUM



Salisbury Street and The Plocks

Property overview

DESCRIPTION

A characterful town-centre cafe / retail property arranged over ground, first and second floors. The ground floor provides the principal customer entrance, cafe service counter and display area, together with some customer seating. An internal staircase leads to an attractive first-floor seating room with a large front window and good natural light. The second floor provides a fitted kitchen / preparation area and separate WC. The existing cafe equipment is available to purchase by separate negotiation, giving an incoming occupier the potential to commence trading immediately, subject to their own checks and any necessary consents.

LOCATION

The property occupies a position on Salisbury Street in the centre of Blandford Forum, close to the Market Place and the town's principal shops, cafes and services. Blandford Forum is an established North Dorset market town with road connections towards Poole, Dorchester, Salisbury and Shaftesbury.

KEY FEATURES

- Approximately 85 sq m (915 sq ft) overall
- Rent £9,750 per annum
- Current cafe use with fitted service counter
- Cafe equipment available by separate negotiation
- Customer accommodation over two floors
- Second-floor kitchen / preparation room and WC
- Character interior with exposed beams to upper parts
- Central Blandford Forum trading position



CURRENT LAYOUT

Ground floor	Cafe / serving area and customer seating
First floor	Additional customer seating accommodation
Second floor	Kitchen / preparation room and separate WC

Inside the property



Ground-floor cafe and service counter



First-floor seating room



Separate WC



Second-floor kitchen / preparation area

Terms and property information

ACCOMMODATION

The property provides an approximate total floor area of 85 sq m (915 sq ft) arranged over ground, first and second floors.

TENURE

The property is available either on the terms of the existing full repairing and insuring lease or by way of a new full repairing and insuring lease for a term to be agreed. The current tenant is not presently charged a service charge; the position under any new lease will be agreed.

RENT

The rent is £9,750 per annum, exclusive of business rates, service charge and insurance where applicable. We understand that VAT is not payable on this transaction.

PLANNING

We understand the property benefits from Class E (Commercial, Business and Service) use. Interested parties should make their own enquiries of Dorset Council regarding their proposed use.

BUSINESS RATES

The property has a rateable value of £7,500. Eligible occupiers may benefit from Small Business Rate Relief and should confirm their liability with Dorset Council.

ENERGY PERFORMANCE

The property has an Energy Performance Certificate rating of C (65).

CAFE EQUIPMENT

The existing cafe equipment is available to purchase by separate negotiation, providing the potential for immediate trading, subject to the incoming occupier's own checks and any necessary consents.

AVAILABILITY & VIEWING

The property is available immediately. Viewing is strictly by appointment through Watts Holt.

IMPORTANT NOTE: No structural survey has been undertaken and services or appliances have not been tested. These particulars do not constitute an offer or form part of any contract.