



Location

Gillingham is a town and civil parish in the Blackmore Vale area of Dorset located approximately 5 miles North-West of Shaftesbury with a population of approximately 7,756 (2011 Census).

The building is prominently located at the junction of High Street and Station Road, anchored by the **Lidl Store** which is opposite the subject premises. Other nearby locations include **Costa, Cooperative Funeral Care, Cooperative Travel, Sue Ryder, Lloyds and Lloyds TSB Banks.**

Description

The premises are arranged over ground floor only and provide the following approximate internal floor areas:-

Floor	Sq m	Sq ft
Diagonal Frontage	2.50	8 ft 2in
Retail Width Area	7.05	23 ft 2in
Retail Area Depth	7.90	25 ft 9in
Ground Floor Sales	126	1,357
Anchillary	63	676
Bastion Unit Area	2	24

For further information please contact:

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Lease

The property is held on a lease to expire in June 2027, subject to a rent review in June 2025, at a current rent of £19,887.5 pa. The lease is available by way of an under lease of part, as a result of the retained ATM Bastion area.

4 car parking spaces.

ATM Bastion

The Bank is retaining the ATM and will require periodic access through the premises to service the ATM.

Planning

The premises fall within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

User

The lease permits Classes A1, A2 or A3

There may be scope to widen the permitted use(s) subject to landlord consent.

Sue Fermandel

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Business rates

We understand that the property is assessed as follows:

2017 Rateable Value: £15,000

UBR (2020/21): 51.2p

All eligible retail and leisure businesses will benefit from a rates holiday until April 2021.

Interested parties should carry out their own investigations.

Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

Rating C75

VAT

VAT if applicable will be charged at the standard rate.

Subject to Contract

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