

BLANDFORD FORUM

Red Post, DT11 9EX



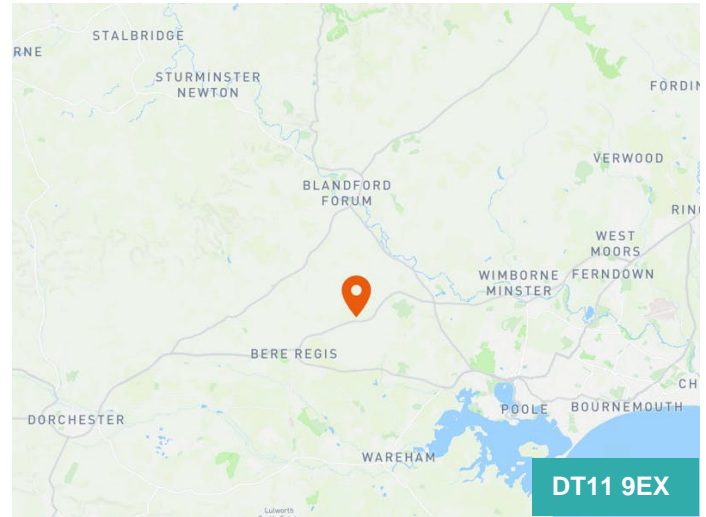
DRIVE-THRU RESTAURANT TO LET

1,930 SQ FT

- Roadside position fronting A31
- Brand new Drive-Thru
- 20,000 daily traffic numbers
- PFS and wider services adjacent
- Partially Fitted

Newly Built Drive-Thru - To Let

vailwilliams.com



Summary

Available Size	1,930 sq ft
Business Rates	To be assessed
Service Charge	Upon Enquiry
EPC Rating	Upon enquiry

Description

The premises comprise a newly built Drive-Thru arranged over ground floor only. The premises have been partially fitted internally.

Externally there is shared customer car parking both in front of and behind the building.

Location

The building forms part of the Red Post services which has direct access to the A31. The services incorporate a petrol filling station, ASDA Express, Greggs and Leon Coffee. The A31 connects to the M27/M3 motorway networks to the East and A35 to the West. A traffic count a short distance along the A31 estimates in excess of 20,000 daily traffic movements.

Terms

The premises are available on a new effectively full repairing and insuring sublease for a term to be agreed.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,930	179.30
Total	1,930	179.30

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

Legal Costs

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

Viewings

Viewings via sole agents:

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Ben Duly bduly@vailwilliams.com 07771 542132



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Vail Williams give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, any intending purchasers, tenants parties should not rely on them as statements or representations of fact c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. Generated on 17/07/2024

