

gth



PROMINENT CORNER SHOWROOM/RETAIL UNIT

FOR SALE OR TO LET

Great Western Road/Maumbury Road
Dorchester, Dorset, DT1 1RZ

- Rare opportunity
- Prominent Corner Location
- Suitable for a variety of uses, subject to planning
- 176.6 sq m (1,901 sq ft)

£750,000 freehold or £50,000 per annum, exclusive

LOCATION

The property occupies a prominent location on the corner of Great Western Road and Maumbury Road (B3147) in Dorchester town centre close to Dorchester West railway station and The Range.

Dorchester is approximately 8 miles north of Weymouth and 24 miles west of Poole.

DESCRIPTION

A prominent corner showroom/retail property with large car park.

FLOOR AREAS

Retail Area	1,839 Sq Ft	170.84 Sq M
Store	62 Sq Ft	5.76 Sq M
Total	1,901 Sq Ft	176.6 Sq M

NOTE

Site and floor plans are available on request.

PLANNING

The property was last used as a builders merchants showroom but is considered suitable for a variety of uses or redevelopment, subject to planning. Interest parties are advised to make their own independent enquiries at the Local Planning Authority, Dorset Council - 01305 221000.

PRICE

£750,000, subject to contract, or

LEASE

A new effectively full repairing and insuring lease, terms to be negotiated. Rent - £50,000 per annum, exclusive.

RENT FREE

A rent free period is available to enable the tenant to refurbish the property, terms to be negotiated.

LEGAL COSTS

In the case of a letting the ingoing tenant to be responsible for the landlords legal costs incurred in the transaction.

VAT

Any reference to price, premium or rent is deemed to be exclusive of VAT unless expressly stated otherwise. Any offers received will be assumed to be net of VAT unless stated otherwise.

EPC

An Energy Performance Certificate has been commissioned and will be available shortly.

VIEWING

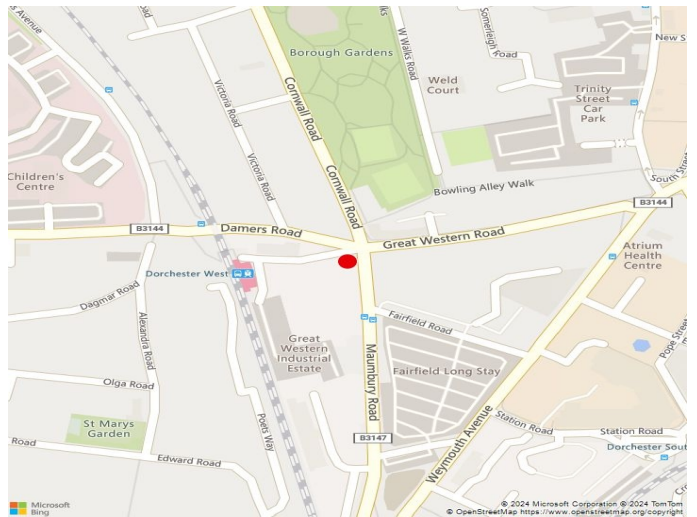
Strictly by appointment with sole agents:-

Tim Wright

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Important Notice

These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.

GREENSLADE TAYLOR HUNT

www.gth.net