

British Heart Foundation



Symonds & Sampson
ALL ENQUIRIES
01305 261008

Zero Waste / Refill Station
The Healthy Weigh Ltd - 07891 897110

White Stuff

4-5, Cornhill, Dorchester, DT1 1BA

For Sale by private treaty

Income Producing Development Opportunity

Guide Price £775,000



4-5 Cornhill, Dorchester, DT1 1BA

Income Producing Development Opportunity

2 Prime shops with large upper parts one with immediate development potential and the other passive

- 4 Cornhill Produces £43,750pa
- 5 Cornhill is ready for development into 3 flats and a smaller shop below

Viewing strictly by appointment through
Symonds & Sampson Dorchester Commercial office on 01305
261008





The Property

4 and 5 Cornhill sit in a prime location in the main pedestrianised high street in Dorchester, Cornhill through to South Street.

The property comprises two separate Grade II Georgian Properties over 5 floors including basements. Whilst the upper floors are similar 4 Cornhill has been extended at the rear whereas 5 Cornhill has not.

4 Cornhill is let in its entirety to British Heart foundation for a 10 year lease from 30 January 2014 on an FRI lease with 5 yearly reviews at a rent of £43,750pa

5 Cornhill is vacant. The unused upper floors have planning consent** for three 1 bed flats with a smaller shop on ground floor. A new entrance and shop front will need to be formed.

In more detail the accommodation comprises:-

4 Cornhill

Ground floor sales and store 1541ft²

Basement 530ft²

First Floor 573ft²

Second Floor 573ft²

Third Floor 459ft²

Total 3676ft²

RV £39,500 (from 1 April 2023)

5 Cornhill

Ground Floor Sales 602ft²

Basement 575ft²

First Floor 475ft²

Second floor 337ft²

Third floor 275ft²

Total 2256ft²

RV £31,000 (from 1 April 2023/Listed so exempt when vacant)

Offers are sought for the sale of both properties by private treaty at a guide price of £775,000.

** Planning application Ref P/LBC/2021/02406

Situation

4 and 5 Cornhill are situated in the heart of Dorchester in the Cornhill/ South Street pedestrian parade in amongst retailers such as Boots, White Stuff, Seasalt and underpinned by Lloyds Bank on the corner with High West Street. Waitrose is close-by.

Dorchester is a vibrant County Town with a wealthy rural catchment and it is well served by amenities with a good mix of pubs and restaurants close-by, museums, two railway stations (Bristol and London) and a County Hospital. There is a regular market good quality schools and it is an important all year tourist destination and gateway to the Jurassic Coastline.

Directions

From our office in High West Street simply follow the road down (east) towards the Corn Exchange which is the landmark building with the clock tower in the centre of town. This is Cornhill.

EPC: n/a listed properties

Finance Act 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction.

Legal Costs

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

JMT/13/02/2023



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