



5 Trinity Street, Dorchester, DT1 1TU

For Lease – Highly prominent takeaway (also suit café and other retail uses)

Rental - £16,500 pa



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## For Lease – Highly prominent takeaway (also suit café and other retail uses)

**Rental £16,500 pa**

- A highly visible takeaway premises
- Premises large enough to be a restaurant/shop
- Extractor left in place

Viewing - Strictly by appointment.  
Dorchester Commercial office on 01305 261008

### The Property

The property comprises a former Chinese takeaway and benefits from separate office/staff area at first floor.

The accommodation totals:-

Ground floor

Main restaurant/kitchen 81.97 sq m

First floor wc/changing area with shower 11.18 sq m

Office 9.03 sq m

Combi gas boiler in cupboard

Main restaurant with commercial gas supply and existing extractor. WC to rear

Double fronted window to street

RV £16,500

### Situation

The property is situated in Trinity Street opposite the town car park in a highly visible location. The main post office is within 50m and the pedestrianised town centre is a short walk.

### Directions

From the south end of town take the Trinity Street junction at the intersection of Great Western Road, Prince of Wales Road, South Walks Road and Weymouth Avenue. Follow this road north past Iceland on the left and after 50m the property is on the right.

### Local Authority

Dorset Council 01305 221000

### Code for Leasing Business Premises

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.

The Code is available through professional institutions and trade associations or through the website:- [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)

### 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.

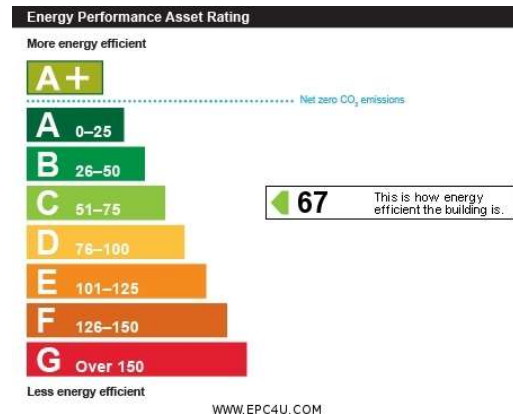
### Legal Costs

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

### Lease Details

To be advised

### Energy Performance Certificate



JMT/02/05/2023



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