



6 South Street, Dorchester, Dorset, DT1 1AZ

Prime High Street retail unit over three floors

For Lease - £45,000 per annum + VAT

Symonds
& Sampson

ESTABLISHED 1858

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Dorchester, Dorset, DT1 1AZ

For Lease - £45,000 per annum + VAT

High Street retail unit over 3 floors

- 3,270 Sq ft
- Town centre location
- Versatile premises

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

The Property

A relatively modern and versatile retail premises spread over 3 floors offering the following approximate dimensions and floor areas:

Gross Frontage – 10.11m/ 33' 02"
Ground Floor Sales - 139.82m² /1,505ft²
Ground Floor Ancillary - 4.09 m²/ 44 ft²
Basement Ancillary - 50.72 m² /546 ft² (male/female WC's)
First Floor Potential Sales / Offices - 109.16m² /1,175 ft²
Total 303.79 Sq m or 3,270 Sq ft

RV £47,250

Situation

6 South Street is at the very centre of town close to Waitrose. The town sits in a large and wealthy catchment area with public parking in Charles Street car park close by. The town benefits from various facilities including 2 cinemas, the County Museum, hotels, pubs and cafes and also its own department store, Goulds.

Directions

From our office in Weymouth Avenue simply cross the road at the 5 way junction and follow the pedestrianised South Street north (Coffee #1) is on the corner. After 200m, the property is on the right between ProCook and Vison Express and in the same parade as WH Smith, Barclays and Blacks.

Services

Mains electricity, water, sewerage and gas air conditioning.

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

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.

Legal Details

To be advised.

Agency

Joint Sole Agency

smithprice IRRG
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Energy Performance Certificate

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

71

This is how energy efficient the building is.

Net zero CO₂ emissions

WWW.EPC4U.COM

JMT/21/02/24



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