



4-5, Cornhill, Dorchester, DT1 1BA

For Sale by Private Treaty
Income Producing Investment

Guide Price £595,000

**Symonds
& Sampson**

ESTABLISHED 1858

4-5 Cornhill, Dorchester, DT1 1BA

Income Producing Investment
Sale of both properties for £595,000

2 Prime shops in centre of this historic town

- 4 Cornhill new lease to BHF at £30,000pa
- 5 Cornhill new lease to Ferne Animal Sanctuary rising from £20,000 to £22,000pa over 3 years
- Attractive buildings sold as a pair

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 5 year lease from 1st February 2024 on an FRI lease with tenant break at year 3 at an annual rent of £30,000pa.

5 Cornhill is let to Ferne Animal Sanctuary from 20th May 2024 for 15 years on an IRT lease. Let on a stepped rent of £20,000pa rising to £21,000pa and then £22,000pa over the first 3 years. Rent Review to market every 5 years (capped at 5% compounded).

In more detail the accommodation comprises:-

4 Cornhill

Ground floor sales and store 1541ft²
 Basement 1541ft²
 First Floor 530ft²
 Second Floor 573ft²
 Third Floor 593ft²
Total 3,676ft² (Approx)

RV £39,500

5 Cornhill *

Ground Floor Sales 602ft²
 Basement 575ft²
 First Floor 475ft²
 Second floor 337ft²
 Third floor 275ft²
Total 2,256ft² (Approx)

RV £31,000

* Planning Consent Ref P/LBC/2021/02406 for the conversion of the upper floors to residential use

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 Weymouth Avenue cross the road on foot and head north through the pedestrianised South Street.

Cornhill is at the junction of South Street with High West/High East Street. 4&5 Cornhill are opposite Boots and Lloyds Bank. What 3 Words///apricot.sheds.highlighted

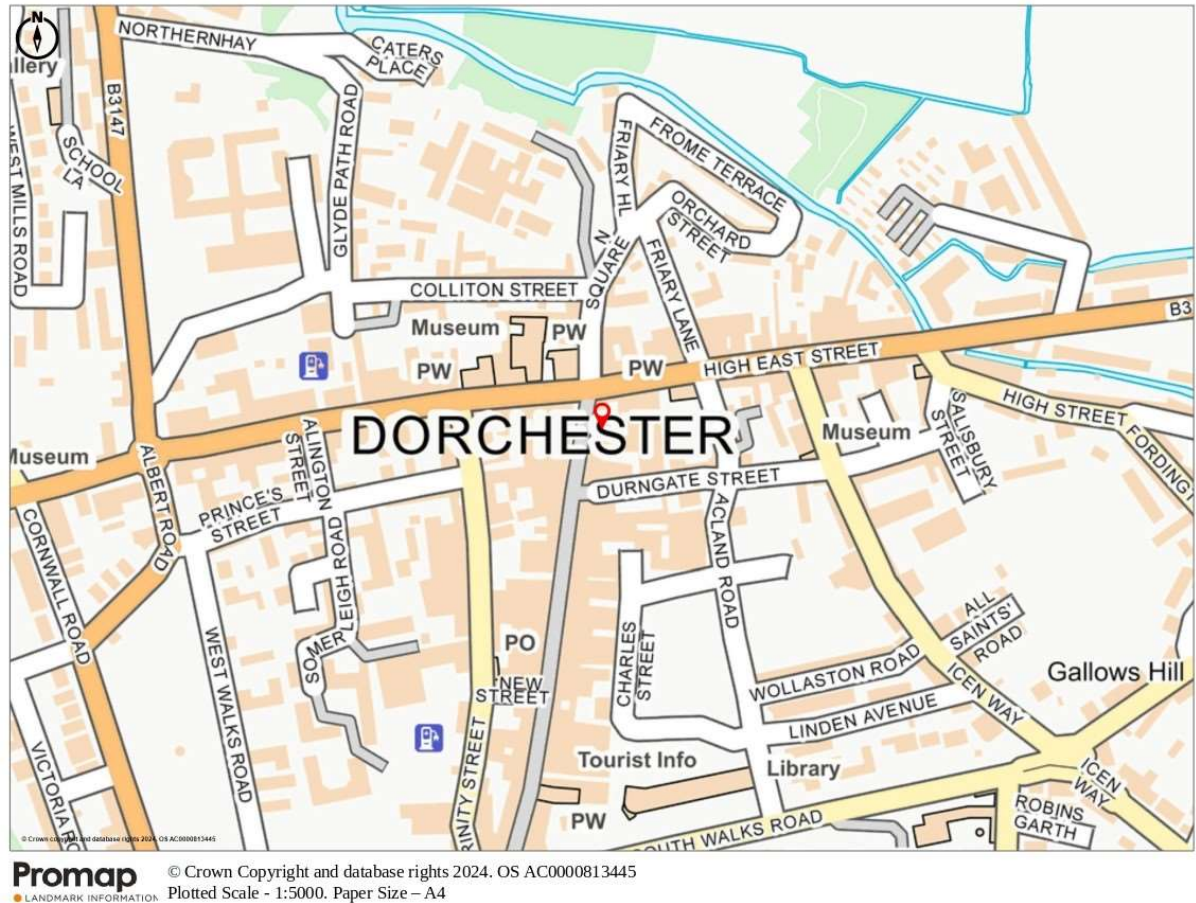
Energy Performance Certificate
TBA (Listed Buildings)

Local Authority
Dorset Council 01305 221000

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/01/07/2024



01305 261008
Symonds & Sampson LLP
Burraton House, 5 Burraton Square, Poundbury,
Dorset, DT1 3GR
commercial@symondsandsampson.co.uk
www.symondsandsampson.co.uk

IMPORTANT NOTICE: Symonds & Sampson LLP and their Clients give notice that:
1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.

