

Dorchester - Antelope Walk DT1 1BE
Retail Units to Rent



BLUE ALPINE

PROPERTY CONSULTANTS



Dorchester - Antelope Walk, Dorset DT1 1BE

Retail Units to Rent



Property Features:

- Comprises mixture of single/two storey retail units
- Unit sizes between 30-200 sq m (323-2,153 sq ft)
- Unit rental prices between £95-£195 per week
- Available on a new lease with flexible terms
- VAT is NOT applicable to this property
- No premium or legal fees
- Situated within proximity to the main pedestrianised Cornhill where retailers including Boots the Chemist, Costa Coffee, Greggs and more



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Unit 2:

Comprises retail premises, arranged as a ground floor open plan retail with ancillary and storage, providing the following accommodation and dimensions:

Ground Floor: Open plan retail, storage, wc

Total area size: 130 sq m (1,400 sq ft)

Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £195 per week (PCM: £845)

Deposit: £1,700

Service Charge: £3,979.25 p.a. (PCM: £331.60)

* Service charge includes building insurance, rubbish disposal, arcade cleaning and lighting as well as repairs to structure of the arcade.
This amount is fixed for the next 3 years.

Rateable Value:

Rateable Value - £42,250 p.a.

Rates Payable - £21,500 p.a.



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Unit 3-4:

Comprises two-storey retail premises, arranged as a ground floor open plan retail with ancillary above, providing the following accommodation and dimensions:

Ground Floor: Open plan retail

First Floor: Ancillary, Storage

Total area size: 110 sq m (1,184 sq ft)

Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £185 per week (PCM: £801.67)

Deposit: £1,610

Service Charge: £3,393.50 p.a. (PCM: £282.80)

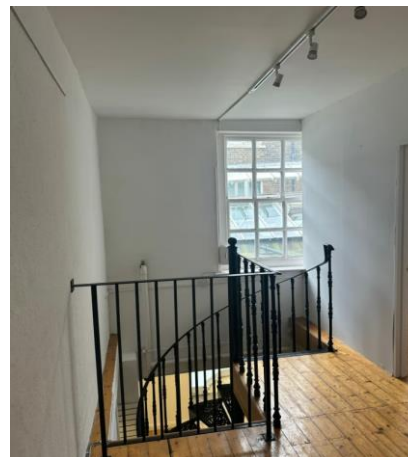
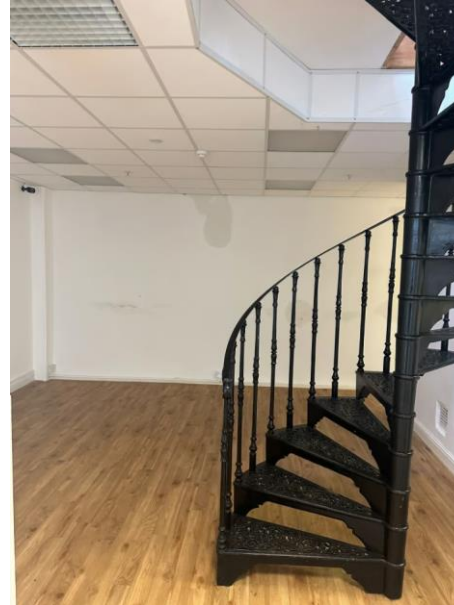
* Service charge includes building insurance, rubbish disposal, arcade cleaning and lighting as well as repairs to structure of the arcade.

This amount is fixed for the next 3 years.

Rateable Value:

Rateable Value - £17,750 p.a.

Rates Payable - £9,050 p.a.



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Unit 5B (The Oak Room):

Comprises two-storey restaurant/cafe premises, providing the following accommodation and dimensions:

Ground Floor: Reception, storage

First Floor: Open plan restaurant, kitchen, storage

Total area size: 81 sq m (872 sq ft)

Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £195 per week (PCM: £845)

Deposit: £1,690

Service Charge: £2,422.75 p.a. (PCM: £201.90)

* Service charge includes building insurance, rubbish disposal, arcade cleaning and lighting as well as repairs to structure of the arcade.

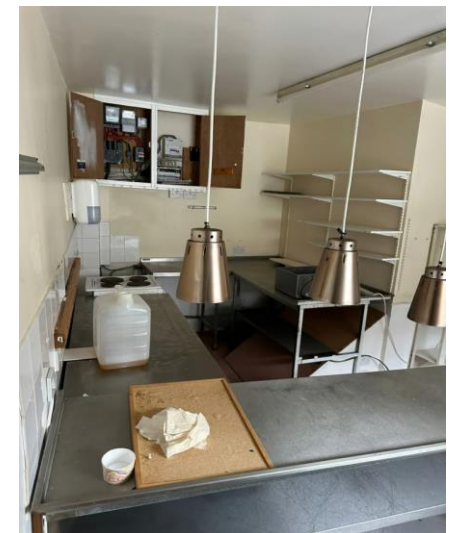
This amount is fixed for the next 3 years.

Rateable Value:

Rateable Value - £12,250 p.a.

Rates Payable - £470 p.a.*

*Note - Small business rates relief available (subject to terms)



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Unit 7:

Comprises two-storey retail premises, arranged as a ground floor open plan retail with ancillary above, providing the following accommodation and dimensions:

Ground Floor: Open plan retail

First Floor: Ancillary, Storage

Total area size: 200 sq m (2,153 sq ft)

Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £95 per week (PCM: £411.67)

Deposit: £824

Service Charge: £6,250.70 p.a. (PCM: £520.90)

* Service charge includes building insurance, rubbish disposal, arcade cleaning and lighting as well as repairs to structure of the arcade.

This amount is fixed for the next 3 years.

Rateable Value:

Rateable Value - £24,000 p.a.

Rates Payable - £12,280 p.a.



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Unit 9:

Comprises retail premises, arranged as a ground floor open plan retail with ancillary and storage, providing the following accommodation and dimensions:

Ground Floor: Open plan retail, storage, wc

Total area size: 30 sq m (323 sq ft)

Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £135 per week (PCM: £585)

Deposit: £1,170

Service Charge: £910.25 p.a. (PCM: £75.85)

* Service charge includes building insurance, rubbish disposal, arcade cleaning and lighting as well as repairs to structure of the arcade.

This amount is fixed for the next 3 years.

Rateable Value:

Rateable Value - £10,750 p.a.

Rates Payable - £0 p.a.*

*Note - Small business rates relief available (subject to terms)



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Unit 10:

Comprises two-storey retail premises, arranged as a ground floor open plan retail with ancillary above, providing the following accommodation and dimensions:

Ground Floor: Open plan retail

First Floor: Ancillary, Storage

Total area size: 80 sq m (861 sq ft)

Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £145 per week (PCM: £628.33)

Deposit: £1,220

Service Charge: £2,268.75 p.a. (PCM: £189.10)

* Service charge includes building insurance, rubbish disposal, arcade cleaning and lighting as well as repairs to structure of the arcade.

This amount is fixed for the next 3 years.

Rateable Value:

Rateable Value - £10,250 p.a.

Rates Payable - £0 p.a.*

*Note - Small business rates relief available (subject to terms)



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Unit 11:

Comprises two-storey retail premises, arranged as a ground floor open plan retail with ancillary above, providing the following accommodation and dimensions:

Ground Floor: Open plan retail

First Floor: Ancillary, Storage

Total area size: 125 sq m (1,345 sq ft)

Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £175 per week (PCM: £758.33)

Deposit: £1,520

Service Charge: £3.861 p.a. (PCM: £321.75)

* Service charge includes building insurance, rubbish disposal, arcade cleaning and lighting as well as repairs to structure of the arcade.

This amount is fixed for the next 3 years.

Rateable Value:

Rateable Value - £20,750 p.a.

Rates Payable - £10,590 p.a.



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Unit 12:

Comprises two-storey retail premises, arranged as a ground floor open plan retail with ancillary above, providing the following accommodation and dimensions:

Ground Floor: Open plan retail

First Floor: Ancillary, Storage

Total area size: 35 sq m (377 sq ft)

Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £95 per week (PCM: £411.67)

Deposit: £825

Service Charge: £1,042.25 p.a. (PCM: £86.85)

* Service charge includes building insurance, rubbish disposal, arcade cleaning and lighting as well as repairs to structure of the arcade.

This amount is fixed for the next 3 years.

Rateable Value:

Rateable Value - £5,500 p.a.

Rates Payable - £0*

*Note - Small business rates relief available (subject to terms)



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Unit 14:

Comprises two-storey retail premises, arranged as a ground floor open plan retail with ancillary above, providing the following accommodation and dimensions:

Ground Floor: Open plan retail

First Floor: Ancillary, Storage

Total area size: 40 sq m (431 sq ft)

Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £125 per week (PCM: £541.66)

Deposit: £1,085

Service Charge: £1,124.75 p.a. (PCM: £93.73)

* Service charge includes building insurance, rubbish disposal, arcade cleaning and lighting as well as repairs to structure of the arcade.

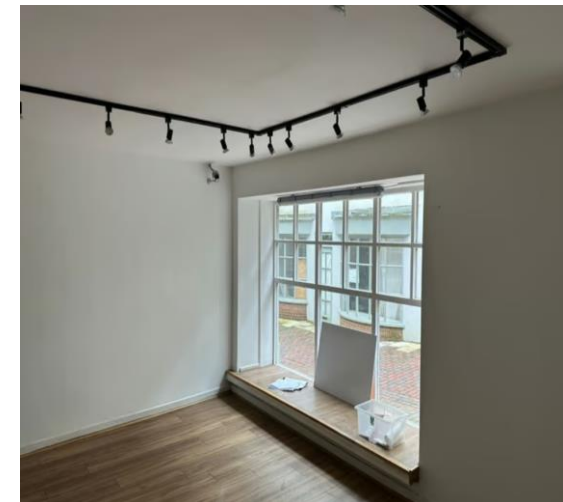
This amount is fixed for the next 3 years.

Rateable Value:

Rateable Value - £8,400 p.a.

Rates Payable - £0*

*Note - Small business rates relief available (subject to terms)



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Location:

Dorchester is the county town of Dorset, England. It is situated between Poole and Bridport on the A35 trunk route. A historic market town, Dorchester is on the banks of the River Frome to the south of the Dorset Downs and north of the South Dorset Ridgeway that separates the area from Weymouth, 7 miles to the south. The premises are prominently situated within Antelope Walk in close proximity to the main pedestrianised Cornhill where retailers including Boots the Chemist, Costa Coffee and Greggs are represented.



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Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



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