

Dorchester - 15 Cornhill, Dorset DT1 1BJ  
Three-Storey Retail Premises to Rent



BLUE ALPINE

PROPERTY CONSULTANTS





# Dorchester - 15 Cornhill, Dorset DT1 1BJ

## Three-Storey Retail Premises to Rent



### Property Features:

- Comprises three-storey retail premises
- Suitable for variety of uses (Class E)
- Total area size: 281.46 sq m (3,029 sq ft)
- VAT is applicable to this property
- Available on a new long-term lease
- Terms to be agreed by negotiation
- Occupiers close by include Boots Opticians, The Works, British Heart Foundation, Costa Coffee, H. Samuel, and many more.



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### Property Description:

Comprises large three-storey former bank premises with additional storage at basement, providing the following accommodation and dimensions:

Ground Floor: 108.96 sq m (1,173 sq ft)

Open plan retail, Offices, Storage

Basement: 34.13 sq m (367 sq ft)

Storage

Mezzanine: 16.9 sq m (182 sq ft)

Storage, Ladies WC

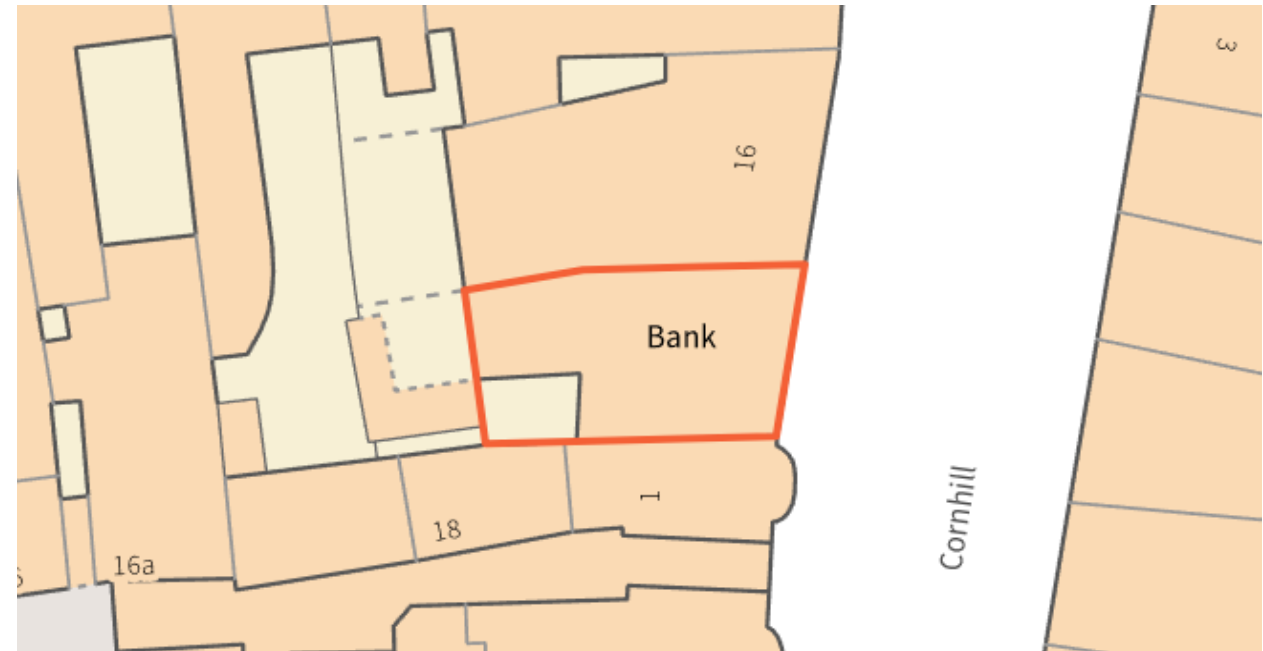
First Floor: 82.94 sq m (893 sq ft)

Offices, Storage, Gents WC

Second Floor: 38.53 sq m (414 sq ft)

Offices, Kitchen

Total area size: 281.46 sq m (3,029 sq ft)





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### Terms:

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

Rent: £769.23 + VAT per week (PCM: £3,333.33 + VAT)

Deposit: £10,000 (3 Months)

### Rateable Value:

Rateable Value - £40,250 p.a.

Rates Payable - £20,600 p.a.

### EPC:

The property benefits from a D Rating. Certificate and further details available on request.



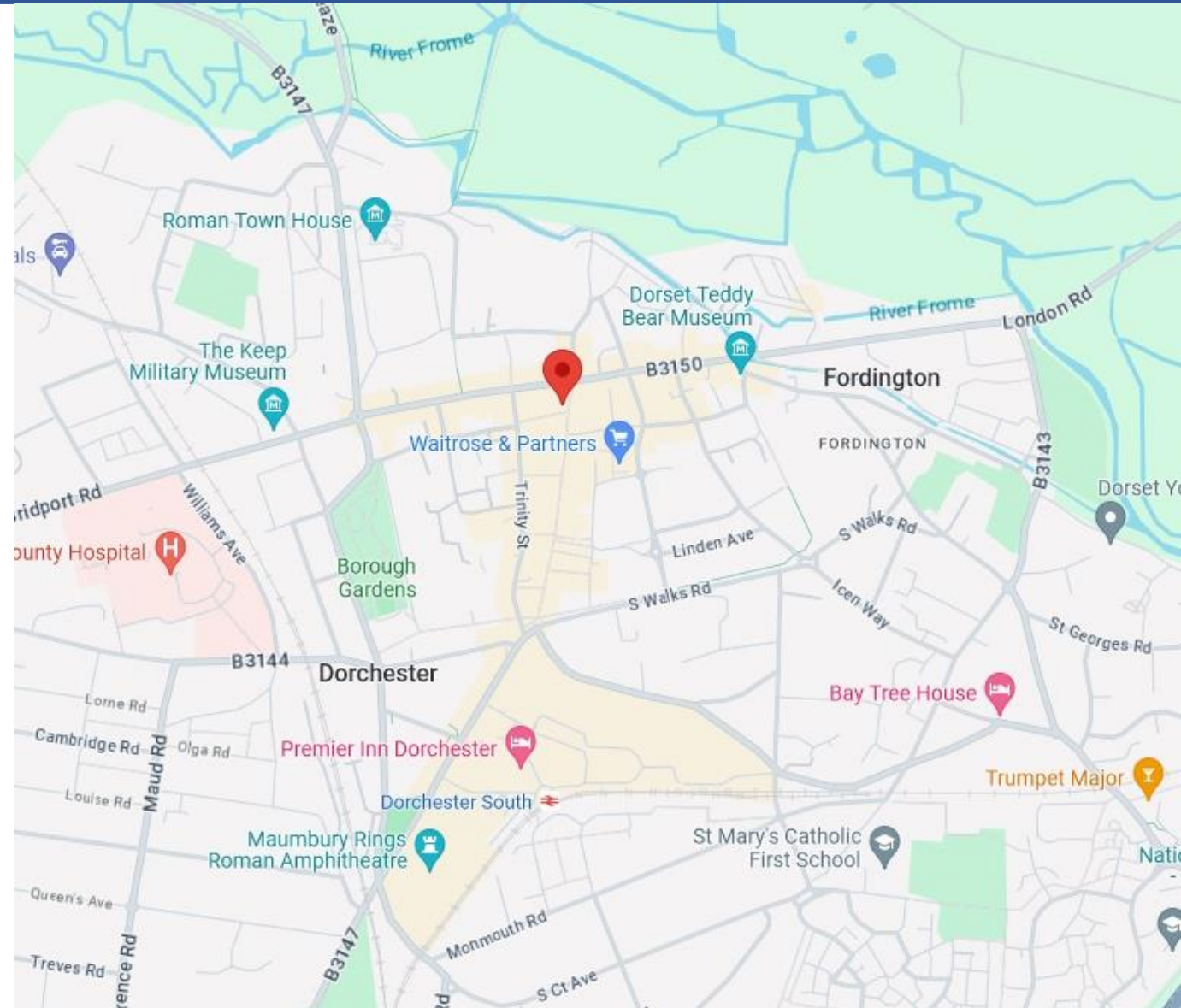
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### Location:

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 property occupies a prime pedestrianised trading position within Dorchester's principal trading thoroughfare of South Street adjacent to Boots Opticians and nearby to White Stuff, The Works, British Heart Foundation and Costa Coffee.



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### Contacts:

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



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PROPERTY CONSULTANTS

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