

Dorchester – Unit 5B, Antelope Walk DT1 1BE
Café/Restaurant to Rent



BLUE ALPINE

PROPERTY CONSULTANTS



Dorchester – Unit 5B, Antelope Walk, Dorset DT1 1BE

Café/Restaurant to Rent



Property Features:

- Comprises two-storey café with full kitchen
- Available on a new lease with flexible terms
- VAT is 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 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

Second Floor: Customer WCs

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

Terms:

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

Rent Year 1: £153.84 + VAT per week (PCM: £666.66 + VAT)

Rent Year 2+: £175 + VAT per week (PCM: £758.33 + VAT)

Deposit: £1,700

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

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

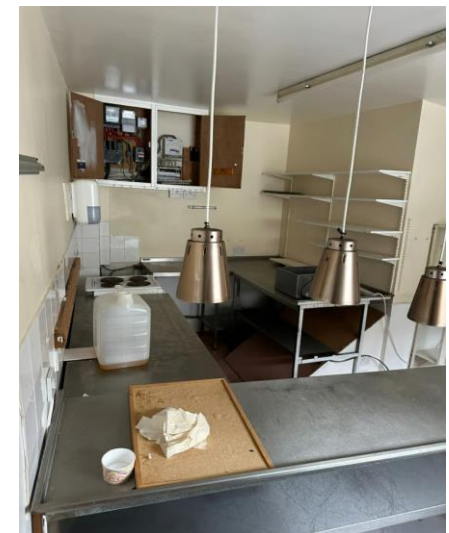
This amount is fixed for the next 3 years.

Rateable Value:

Rateable Value - £12,250 p.a.

Rates Payable - £470 p.a.*

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

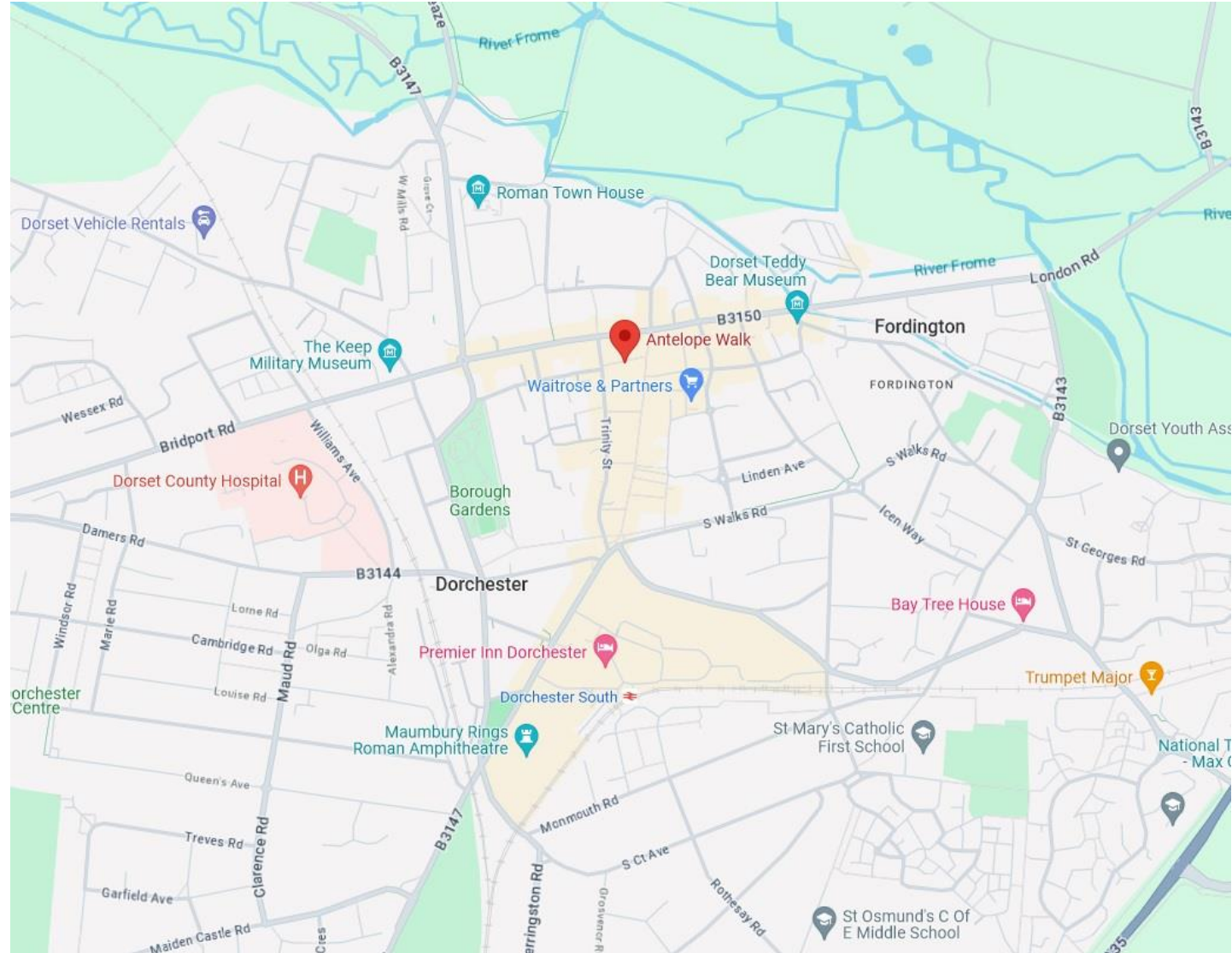


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Location:

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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