

Dorchester – Unit 11, Antelope Walk DT1 1BE  
Large Retail Premises to Rent



BLUE ALPINE

PROPERTY CONSULTANTS





# Dorchester – Unit 11, Antelope Walk, Dorset DT1 1BE

## Large Retail Premises to Rent



### Property Features:

- Comprises two-storey triple fronted retail premises
- 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 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 + VAT per week (PCM: £758.33 + VAT)

Deposit: £1,520

Service Charge: £3,861 + VAT p.a. (PCM: £321.75 + 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 - £20,750 p.a.

Rates Payable - £10,590 p.a.





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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.



Sam Georgev – VP Sales & Lettings  
M: +44(0)75545 57088  
E: sam@bluealpine.com



Joseph Bachman – COO  
M: +44(0)77236 19270  
E: joseph@bluealpine.com



# BLUE ALPINE

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### Address:

Blue Alpine Partners Limited

Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ

Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

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