



## Commercial Property

Copper Street | Dorchester | DT1 1GA

**£1,000 Per Month**

Anglotown   
RESIDENTIAL LETTINGS & SALES



# Commercial Unit

Copper Street |  
Dorchester | DT1 1GA  
£1,000 Per Month

The subject property is located within Duke's Auction House in Dorchester, occupying a well-established position in the town centre, close to Brewery Square and within easy reach of local amenities and public transport links. The location benefits from good footfall and visibility, being associated with one of Dorset's most prominent auctioneers.

The premises, formerly operated as Yalbury Café, provides approximately 1,130 sq ft (105 sq m) of ground floor accommodation. It is ideally suited for café, retail or alternative commercial use (subject to the necessary consents). The main trading area is light and welcoming, complemented by kitchen facilities, storage space, and W.C. provision. The unit specification includes feature lighting, electric heating and well-presented finishes, making it ready for immediate occupation.

We have checked the VOA rates website, and the property currently has a Rateable Value of £16,750. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves as to the incidence of VAT in respect of any transaction. The premises is available to let by way of a new effective Full Repairing and Insuring Lease for a term to be agreed.

- Prominent position close to Brewery Square with good footfall
- Formerly operated as Yalbury Café
- Approx. 1,130 sq ft (105 sq m) ground floor accommodation
- Includes kitchen, storage, and W.C. facilities
- Rateable Value: £16,750 (source: VOA)
- Available by way of a new Full Repairing and Insuring Lease
- Suitable for café, office, or alternative uses (subject to consents)
- EPC - C
- Allocated Parking
- Opportunity to purchase kitchen equipment direct from old tenant



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