



Primmer Olds **BAS**

TO LET

Prime Town Centre Shop Premises

18 SOUTH STREET, DORCHESTER, DORSET DT1 1BS

KEY FEATURES

- Net Internal Area 2,040 sq ft (189.52 sq m)
- Rear loading and parking for 4 cars
- Prime pedestrianised trading position within Dorchester's principal retail thoroughfare of South Street
- Ground & First Floor retail/ storage/ office space
- Air conditioned
- Nearby occupiers include: Superdrug, Peacocks, Fat Face, Mountain Warehouse



Primmer Olds B-A-S
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Enquiries: Call us on 01202 887 555



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18 SOUTH STREET

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DESCRIPTION

Dorchester is the county town of Dorset and is located 8 miles north of Weymouth and 20 miles west of Poole. The property occupies a prime pedestrianised trading position within Dorchester's principal trading thoroughfare of South Street adjacent to Superdrug and nearby to Peacocks, Fat Face, Mountain Warehouse, WH Smith, Barclays Bank.

These well-presented premises comprise a good-sized shop unit together with ancillary space at first floor level where a large stock room, office and staffroom / kitchen are provided.

Excellent rear loading facilities are provided and the property also benefits from 4 car parking spaces within the rear car park. The shop benefits from Karndean type timber effect floor covering, infra-red burglar system, ceiling mounted spotlighting and air conditioning.

ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Ground Floor	1,240	115.2
Upstairs Storage	30	2.79
First Floor Store Room	581	53.97
First Floor Office	114	10.59
Staffroom / Kitchen	75	6.97
Total Internal Area	2,040	189.52

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

TERMS

The premises are available by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £55,000 per annum, exclusive.

The lease will incorporate upwards only rent reviews at 5 yearly intervals.

RATES

Rateable Value £42,000

Source - voa.gov.uk

The 2023/2024 small business multiplier is 0.499 (49.9p payable per £1). This determines what business rates are payable. All parties are advised to make their own enquiries for confirmation.

*If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable. We advise all parties speak to the local authority in the first instance for confirmation.

EPC

Asset Rating To be confirmed

CODE OF LEASING

All interested parties should be aware of the Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.



PLANNING

Under the new planning regulations, we believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

VIEWING & FURTHER INFORMATION: CALL 01202 887 555

These details are provided for general information purposes and whilst every effort has been made to ensure accuracy, no responsibility is taken for any errors or omission or miss-statement in these particulars. Noting in these details constitutes an offer or contract. No responsibility or warranty whatsoever is made during negotiations by the agent, seller or lessor. All plans provided are for identification only and are not to be scaled or to be relied upon. No services have been tested and no warranty is given on their existence or condition. All interested parties are required to carry out their own due diligence. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. No part of this document should be re-produced or transmitted without the prior written consent of the agent.



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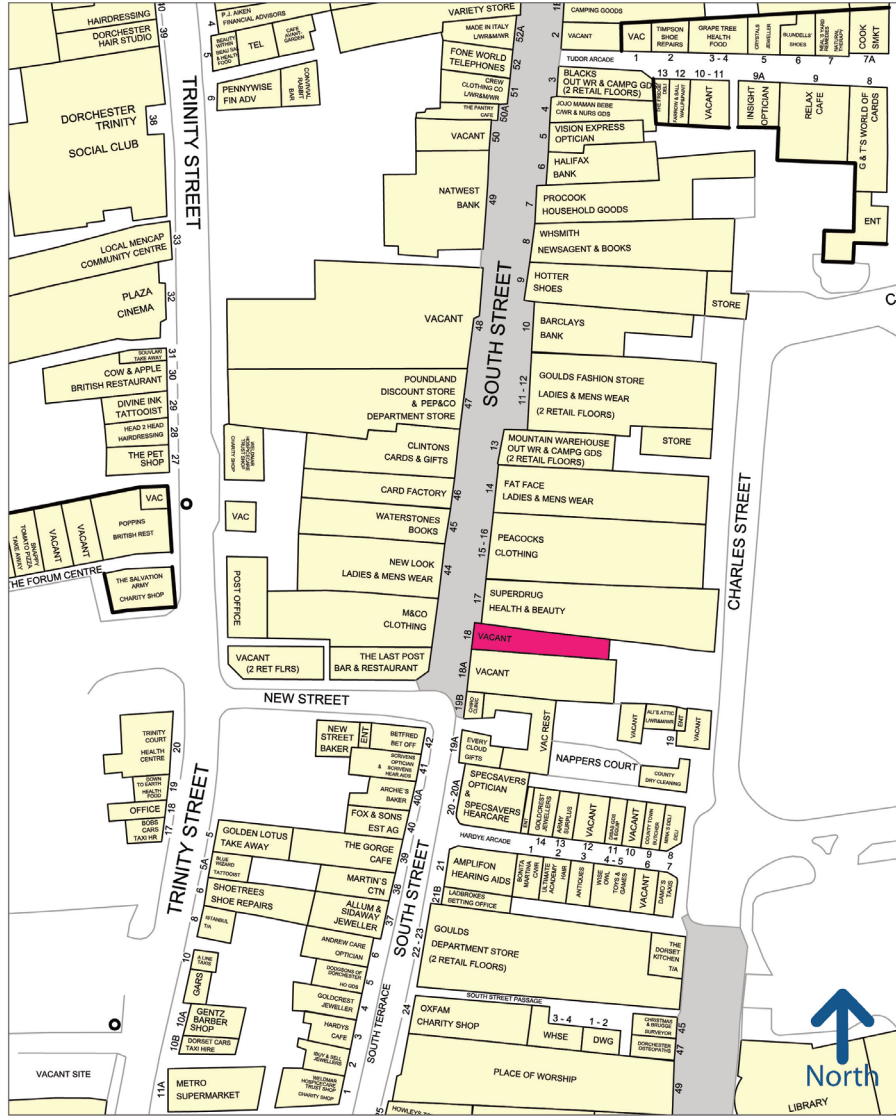


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Dorchester



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