



Primmer Olds BAS

Flexible Commercial Space in Landmark Town Centre Development

TO LET

PRINCES HOUSE, PRINCES STREET, DORCHESTER DT1 1TP

KEY FEATURES

- Prominent Central Location in Historic County Town
- Currently Undergoing Conversion & Refurbishment
- Flexible Space over Ground Floor & Basement Levels
- Suit Broad Range of Occupiers (subject to requisite consents) Including Retail, Professional Services, Medical & Leisure Uses



Primmer Olds B-A-S
43 High Street, Wimborne, Dorset, BH21 1HR
Enquiries: Call us on 01202 887 555



CALL US ON 01202 887 555 | WWW.PRIMMEROLDSBAS.CO.UK

PRINCES HOUSE

LOCATION & DESCRIPTION

Dorchester is the county town of Dorset and is located approximately 30 miles west of Bournemouth, 8 miles north of Weymouth and 24 miles west of Poole. The A35 provides good road communications eastwards to the A31/M27 and westwards to Exeter. The town's mainline railway station, approximately 1 km from the property, provides services to London Waterloo and Bristol Temple Meads.

Dorchester has a population of 21,366 (2021 census) and the town has a vibrant centre with many national retailers trading alongside quality independent businesses. Recent years have seen significant development in Dorchester including the Dutchy of Cornwall's celebrated Poundbury development and also Brewery Square, a mixed-use development in the town centre on the site of the former Eldridge Pope brewery. This features a cinema and a range of hospitality and retail businesses.

Princes House occupies an excellent and prominent trading location in the heart of the town fronting High West Street at its junction with Trinity Street. The lower end of the property, formerly occupied by Argos, is also prominently situated fronting Trinity Street at its junction with Princes Street.

Princes House is currently undergoing redevelopment by our clients to provide 35 new apartments arranged over the upper floors with commercial space available on the ground floor and basement levels including a goods lift and loading bay access to Princes Street.

As part of the works currently in hand, the ground floor is to undergo a programme of refurbishment. At present the ground floor comprises three commercial units although these can be reconfigured in order to suit occupier's requirements.

The extensive basement area provides very usable space having good clear headroom and can be let in conjunction with all or part of the ground floor or independently.

ACCOMMODATION

The space, as currently arranged comprises:-

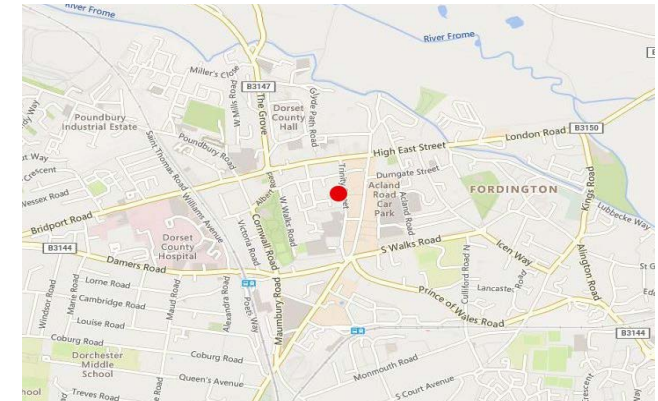
Ground Floor	Sq Ft	Sq M
11 High West Street	1397	130
44 Trinity Street	790	73
42 Trinity Street	3,261	303
Ground Floor Total NIA	5,448	506
Basement		
Basement Total NIA	6,646	617

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 effective full repairing and insuring leases, term and rent review pattern by arrangement at the following commencing rents:

11 High West Street:	£22,500 per annum, exclusive.
44 Trinity Street:	£15,000 per annum, exclusive.
42 Trinity Street:	£40,000 per annum, exclusive.
GROUND FLOOR WHOLE:	£75,000 per annum, exclusive
BASEMENT:	£25,000 per annum, exclusive



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.



Ben Simpkin
Head of Agency
bsimpkin@primmeroldsbas.co.uk
07871 373 069



Patrick Willis
Consultant
pwillis@primmeroldsbas.co.uk
07592 600 060



Dominic Street
Commercial Negotiator
dstreet@primmeroldsbas.co.uk
07443 277 559

.....

PRINCES HOUSE

.....

RATES

Rateable Values:

11 High West Street: £32,500

44 Trinity Street: £19,750

42 Trinity Street: £67,000 (current assessment incl basement)

Source – voa.gov.uk

The 2024/2025 standard 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.

SERVICE CHARGE

A service charge will be levied in relation to the landlord's costs of administering buildings insurance together with maintaining and repairing the common parts. Further details available from the agents.

VALUE ADDED TAX

The rents will attract VAT at the prevailing rate.

EPC

Asset Rating:

11 High West Street: D (82)

44 Trinity Street: Ordered and awaited

42 Trinity Street: Ordered and awaited

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.



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.

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.



Ben Simpkin
Head of Agency
bsimpkin@primmeroldsbas.co.uk
07871 373 069

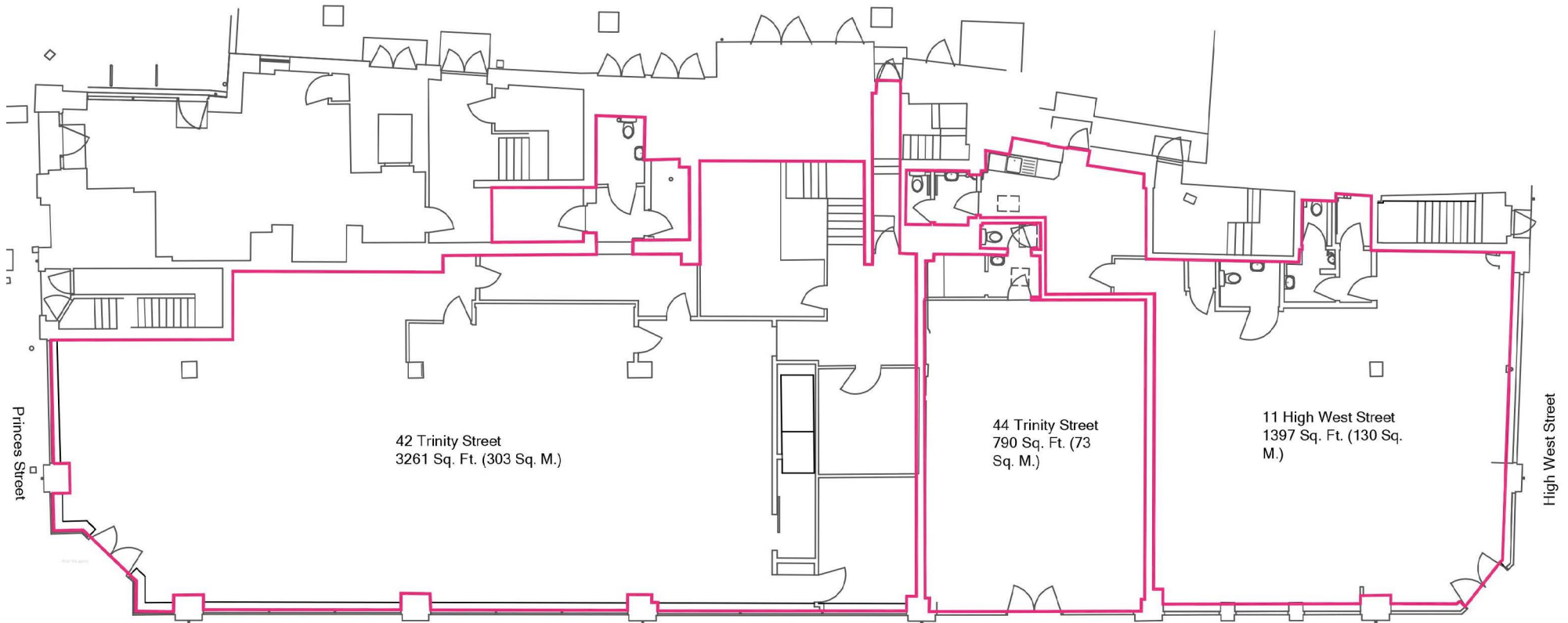


Patrick Willis
Consultant
pwillis@primmeroldsbas.co.uk
07592 600 060



Dominic Street
Commercial Negotiator
dstreet@primmeroldsbas.co.uk
07443 277 559

GROUND FLOOR - NOT TO SCALE



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.



Ben Simpkin
Head of Agency
bsimpkin@primmeroldsbas.co.uk
07871 373 069



Patrick Willis
Consultant
pwillis@primmeroldsbas.co.uk
07592 600 060

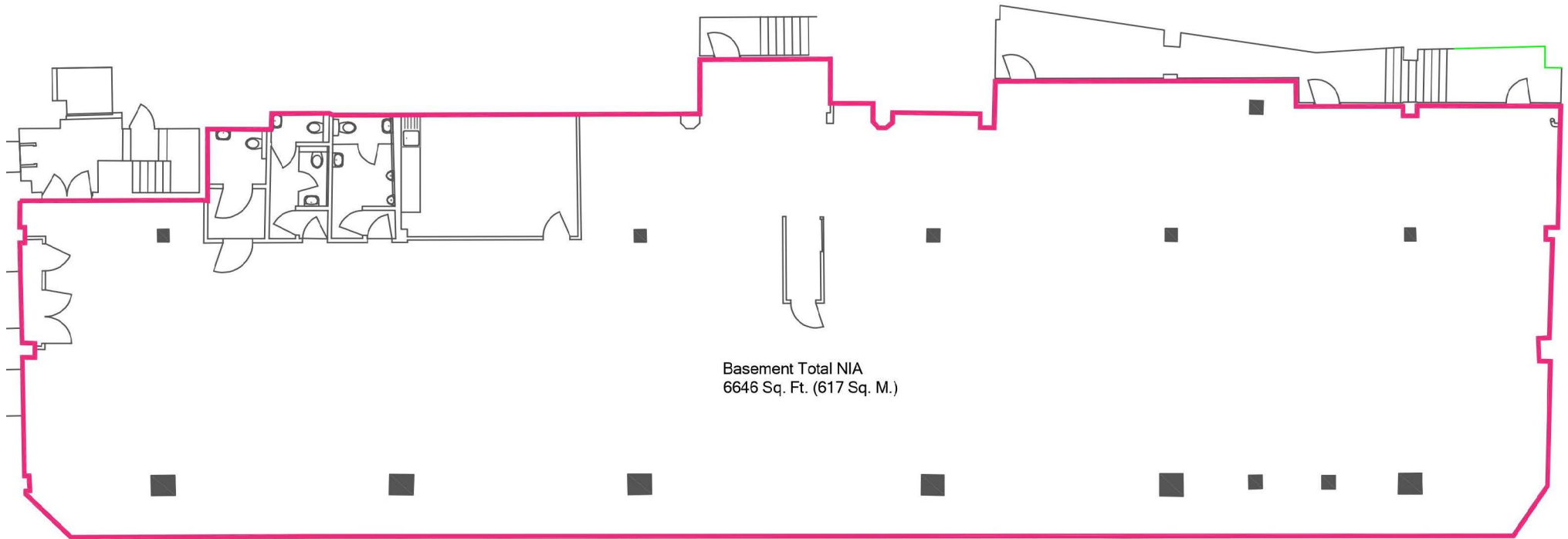


Dominic Street
Commercial Negotiator
dstreet@primmeroldsbas.co.uk
07443 277 559

.....

BASEMENT - NOT TO SCALE

.....



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.



Ben Simpkin
Head of Agency
bsimpkin@primmeroldsbas.co.uk
07871 373 069

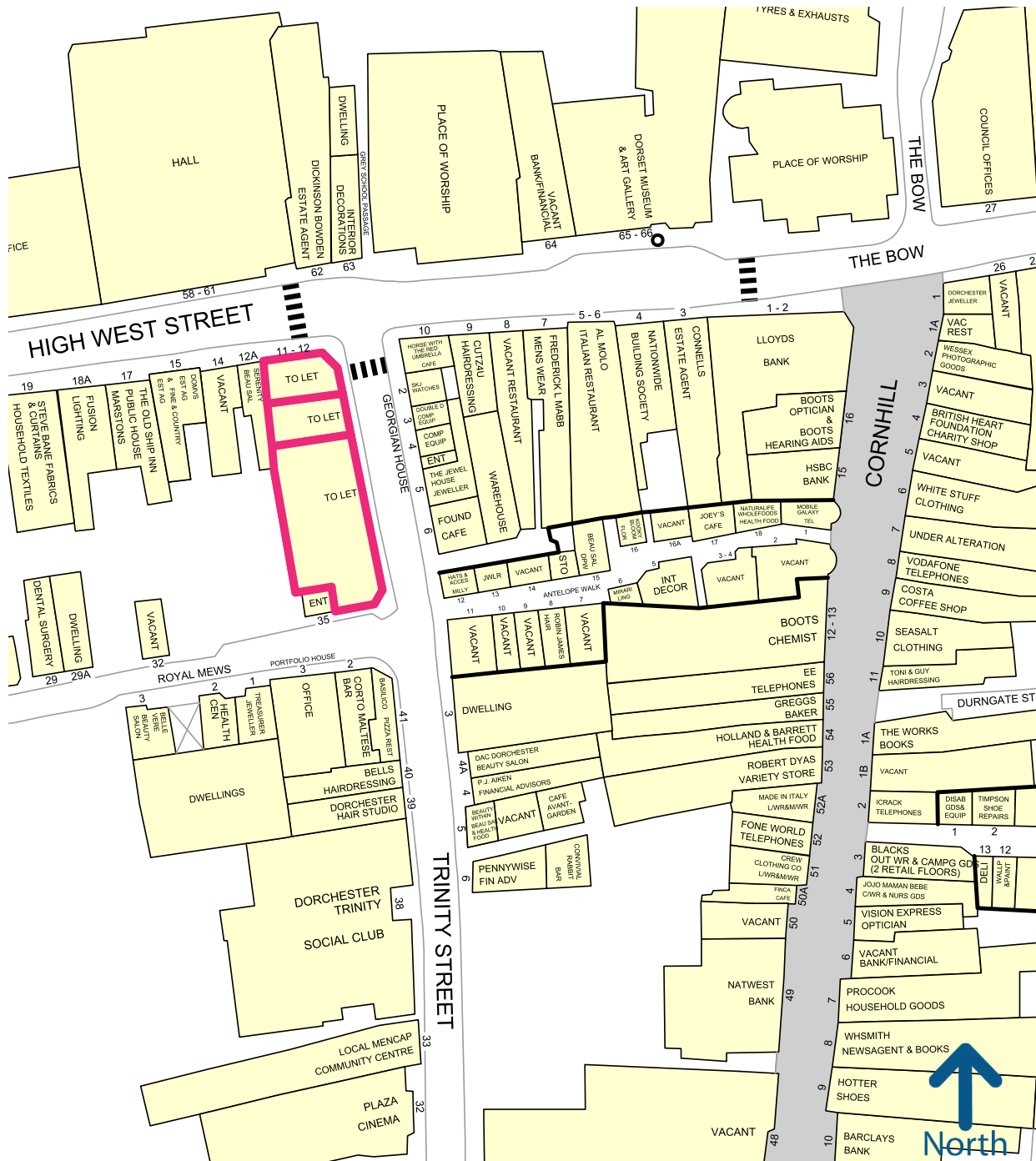


Patrick Willis
Consultant
pwillis@primmeroldsbas.co.uk
07592 600 060



Dominic Street
Commercial Negotiator
dstreet@primmeroldsbas.co.uk
07443 277 559

PRINCES HOUSE



VIEWING & FURTHER INFORMATION CALL US ON 01202 887 555



Ben Simpkin
Head of Agency
bsimpkin@primmeroldsbas.co.uk
07871 373 069



Patrick Willis
Consultant
pwillis@primmeroldsbas.co.uk
07592 600 060



Dominic Street
Commercial Negotiator
dstreet@primmeroldsbas.co.uk
07443 277 559

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.