



Primmer Olds **BAS**

TO LET

Prominent Town Centre Retail/Commercial Premises

UNIT 3 TRINITY HOUSE, 43 SOUTH STREET, DORCHESTER, DORSET DT1 1DH

KEY FEATURES

- Net Internal Area 2,716 SQ FT (252 SQ M)
- Prominent pedestrianised shopping thoroughfare location
- Understood to be use class 'E'
- Window frontages to Trinity Street and New Street
- Two-person 340 kg passenger lift
- Two storey retail unit with storage space



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



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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 an excellent town centre trading location being prominently positioned fronting Trinity Street at its junction with New Street a few yards from the prime pedestrianised shopping thoroughfare of South Street.

An imposing air conditioned, two storey building with large feature windows and display frontages. As presently arranged the ground floor provides retails and storage space and the first floor, retail space plus storage, staff room and accessible WC.

The premises benefits from a wired fire alarm system, an infrared burglar system, three phase electricity and also a two-person 340 kg passenger lift.

ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Ground Floor	1,418	131.73
First Floor	1,298	120.58
Total Internal Area	2,716	252.32

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

EPC

Asset Rating D77

TERMS

Available by way of a new full repairing and insuring lease for a term to be agreed at ££42,500 per annum exclusive of rates VAT (if applicable) and all other outgoings.

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

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, café, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

RATES

Rateable Value £27,000

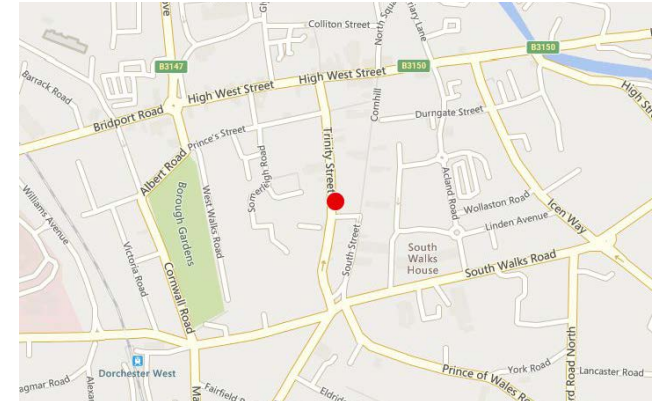
Source – voa.gov.uk

The 2024/2025 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.

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.



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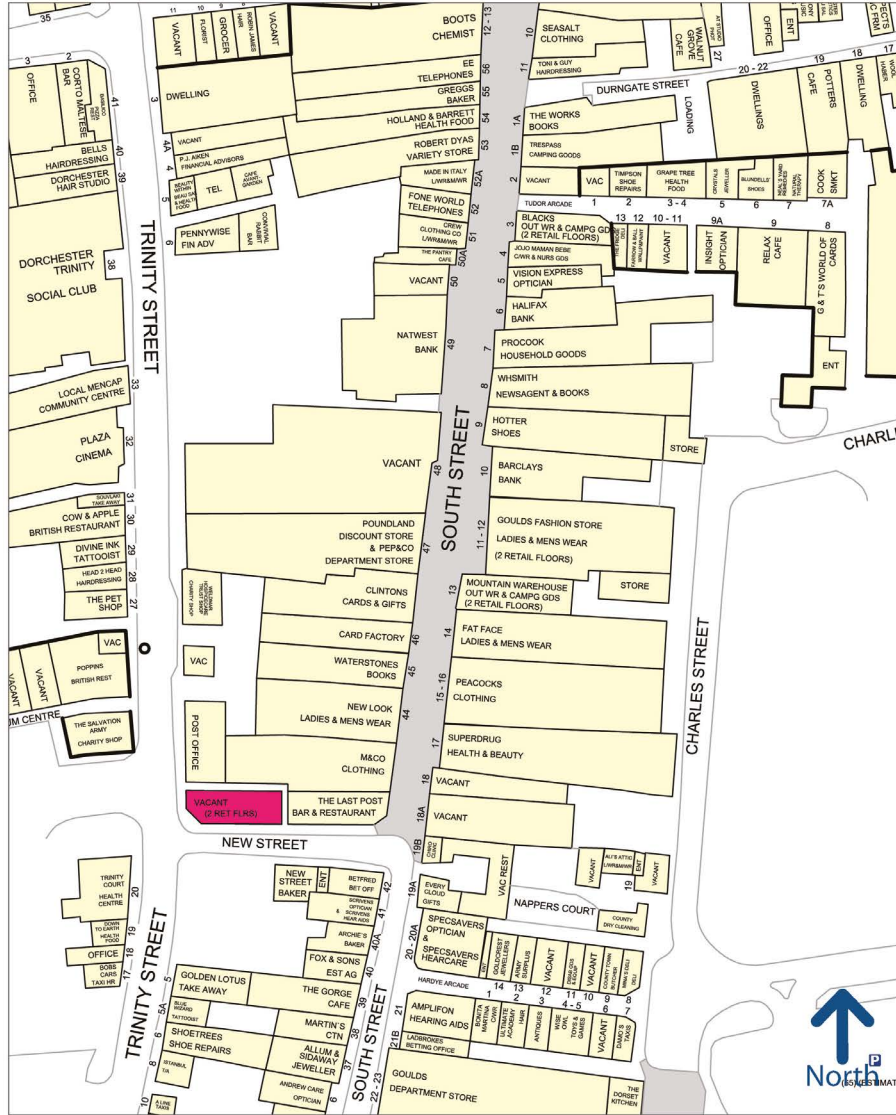


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Dorchester



50 metres
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Experian Goad Plan Created: 04/04/2023
Created By: Primmer Olds BAS

For more information on our products and services:
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