



Primmer Olds **BAS**

FOR SALE/TO LET

Characterful Prominent Town Centre Class E Unit

UNIT 1, 43 SOUTH STREET, DORCHESTER, DORSET DT1 1DQ

KEY FEATURES

- Price Reduced
- 203 sq m (2,200 sq ft) Over Two Floors
- Spacious Bar/Restaurant with High Ceiling
- Affluent County Town
- Alternative Uses Considered (stp)



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



www.primmeroldsbas.co.uk

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DESCRIPTION

Dorchester is the county town of Dorset located 8 miles north of Weymouth and 20 miles west of Poole.

The property is situated in the prime pedestrianised section of South street with return frontage to New Street and close to pay & display car parks.

These character Grade II Listed premises formerly housed a café bar business and comprise a spacious ground floor which has been partitioned to provide a large restaurant/bar space with food preparation room and accessible WC.

A good sized basement provides male and female customer WC's + staff WC, kitchen, food prep and storage .

ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Ground Floor	1,160	107.76
Basement	1,032	95.87
Total Internal Area	2,192	203.63

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 either to let or for sale as follows:

TO LET

The premises are available by way of a new full repairing and insuring lease for a term to be agreed at a rent of £20,000 exclusive of rates VAT (if applicable) and all other outgoings.

FOR SALE

Alternatively the premises are available for sale. They are held on the residue of a 999 year lease from 25 December 2006 at a current ground rent of £100 per annum.

Offers are invited in the region of £350,000

RATES

Rateable Value £15,000

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.

EPC

Asset Rating C65.

PLANNING

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.

SERVICE CHARGE

A service charge levied to cover communal costs. We are advised that this is currently £483 per quarter.



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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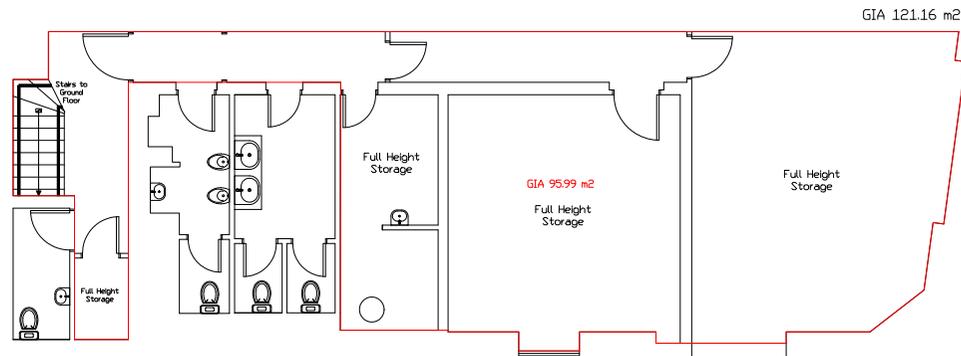
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UNIT 1, 43 SOUTH STREET

GROUND FLOOR



BASEMENT



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