



Primmer Olds **BAS**

# TO LET

## Spacious Prime Shop Unit in Heart of County Town

UNIT 2 TRINITY HOUSE, 43 SOUTH STREET, DORCHESTER, DORSET DT1 1DH

### KEY FEATURES

- Prime pedestrianised location
- Busy County Town
- Spacious Retail Unit with First Floor Ancillary Space
- Goods/Passenger Lift
- Rear Loading
- Gross Frontage: 37'7" (11.45m)
- Shop Depth: 108'4" (33.02m)



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 a prime pedestrianised trading position within the town's principal trading thoroughfare of South Street adjacent to New Look. Other major retailers trading within South Street include Waterstones, Card Factory, Clintons, Poundland, Scrivens, Betfred, Superdrug, Peacocks, Fat Face, Mountain Warehouse, Goulds Department Store, Barclays Bank, WHSmith, Hotter Shoes, Pro Cook, NatWest, JoJo Maman Bebe, Blacks, Trespass, The Works, Toni and Guy, Crew Clothing, Costa, White Stuff, Boots, Greggs, Halifax, Holland & Barrett & Robert Dyas.

A spacious characterful commercial unit which would suit a variety of retail or other commercial uses subject to any necessary consents.

The premises are generally well presented and benefit from a ceramic tiled floor, air conditioning, a three-phase power supply and a 400kg goods/passenger lift. Rear loading is provided via New Street.

## 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 £75,000 per annum, exclusive.

## 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

## ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Ground Floor Sales	3,382	314.3
First Floor Ancillary	828	76.95
<b>Total Internal Area</b>	<b>4,210</b>	<b>391.25</b>

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

## EPC

Asset Rating To be confirmed

## RATES

Rateable Value £48,250

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**

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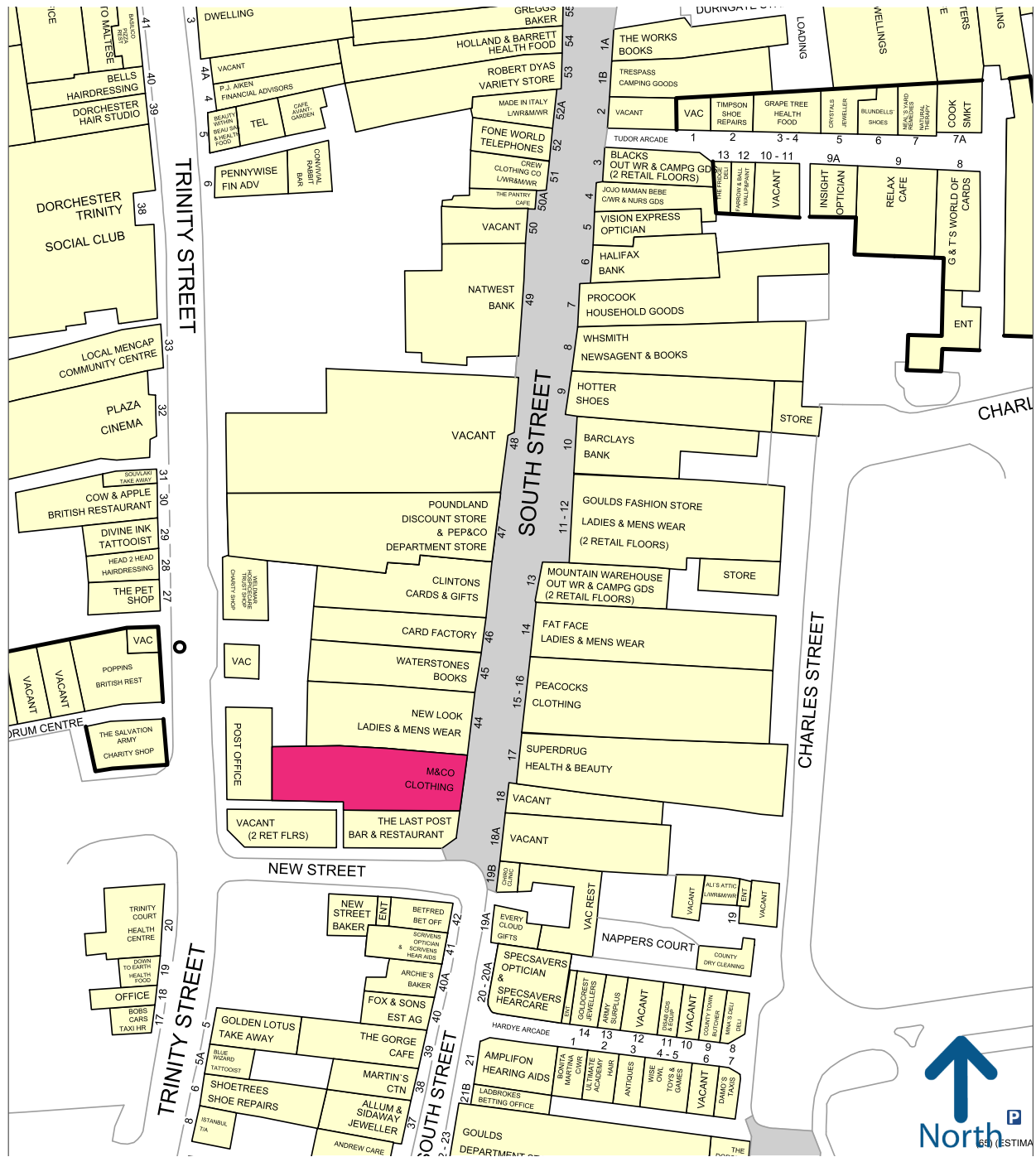


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