

TO LET
LARGE GROUND FLOOR RETAIL PREMISES
WITH CUSTOMER CAR PARKING
3,541 SQ FT // 329.09 SQ M



RETAIL



2B ST MARTINS PLACE
BRIDPORT ROAD, DORCHESTER, DORSET DT1 2FB

SUMMARY >

- LARGE PREMISES SUITABLE FOR A VARIETY OF USES WITHIN USE CLASS E
- COMPRISING AN OPEN PLAN SALES AREA WITH A CONVENIENT OUTSIDE STORE
- THE PREMISES OCCUPIES A PROMINENT POSITION ON BRIDPORT ROAD OPPOSITE THE DORSET COUNTY HOSPITAL AND ADJACENT TO SAINSBURY'S LOCAL
- CUSTOMER PARKING IS LOCATED TOWARDS THE REAR OF THE PREMISES

QUOTING RENT: £63,500 PER ANNUM EXCL.



REF:
s300152

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B - 43
EPC Rating

Location

- The premises occupies a prominent trading position on Bridport Road
- Dorchester itself is an historic County and market town with a population of over 20,000 people
- Benefiting from significant tourist trade
- Surrounding villages also boost the shopping population to around 185,000 persons
- There are mainline links to London Waterloo and Bristol train stations and there are several pay and display car parks in the immediate area

Description

- The premises provides a large ground floor retail space
- A staff room/office is located at the rear of the premises along with a disabled WC and a convenient outside store
- Shared customer parking is available to the rear of the premises

Accommodation

Net Internal Area 3,541 sq ft // 329.09 sq m

Customer car parking

Terms

The premises are available to let by way of a new full repairing and insuring lease, term and rent review pattern by negotiation, at a commencing rent of **£63,500 per annum**, exclusive of all other outgoings and payable quarterly in advance by standing order.



Rateable Value

£68,000

Rates payable at 55.5p in the £ (year commencing 1st April 2025)

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Viewing

Strictly by prior appointment through the joint agents, Goadsby and Symonds & Sampson, through whom all negotiations must be conducted.



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Important

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

[goadsby.com](https://www.goadsby.com)