



13 South Street, Dorchester
DT1 1BS

Prime Retail Investment

Location

Dorchester is an historic market town and the administrative centre for the County of Dorset. The town is a popular tourist location and provides the retail focal point for an affluent catchment population of circa 120,000 persons

Situation

The property is located in the 100% prime pedestrianised section of the town centre surrounded by such retailers as Fat Face, Waterstones, Superdrug, WH Smith etc

Description

The property is an attractive mid terrace retail unit providing a ground floor shop with first floor sales (accessed via spiral stairs at the front of the store) and storage behind with rear yard and fire exit accessed via

EPC Available on application

Lease Terms

The entire property is let to Mountain Warehouse Limited with effect from 29th April 2019 for a term of ten years on full repairing and insuring terms at a commencing rent of £85,000 per annum exclusive. There is a tenant only break clause on 29th April 2019 subject to written notice 6 months prior. The tenant spent a considerable sum fitting out two years ago and trades extremely well so it is unlikely they will serve notice. Lease available on request

Covenant

Mountain Warehouse Ltd specialises in outdoor clothing trading out of more than 390 shops in the UK and Europe. They benefit from a combination of a highly successful internet business integrating with their shops located in prosperous towns. They are continuing to expand in both the UK and Europe. For the year ending March 2020 turnover was £295m (£255m), consolidated pre tax profits £12m (£24m), shareholders funds £115m (£104m)



Accommodation

	Sq M	Sq Ft
Ground Floor Sales	195	2100
ITZA		915 units
First Floor Sales & Storage	146.23	1574

Rent

£85,000 per annum exclusive

Tenure

Freehold

Price

£1,165,000 stc

Net Yield

7% net of stamp of duty (4.1%)

VAT

The Lessor has elected to charge VAT on the leases however we anticipate a sale may be dealt with as a TOGC

Further information or viewing.

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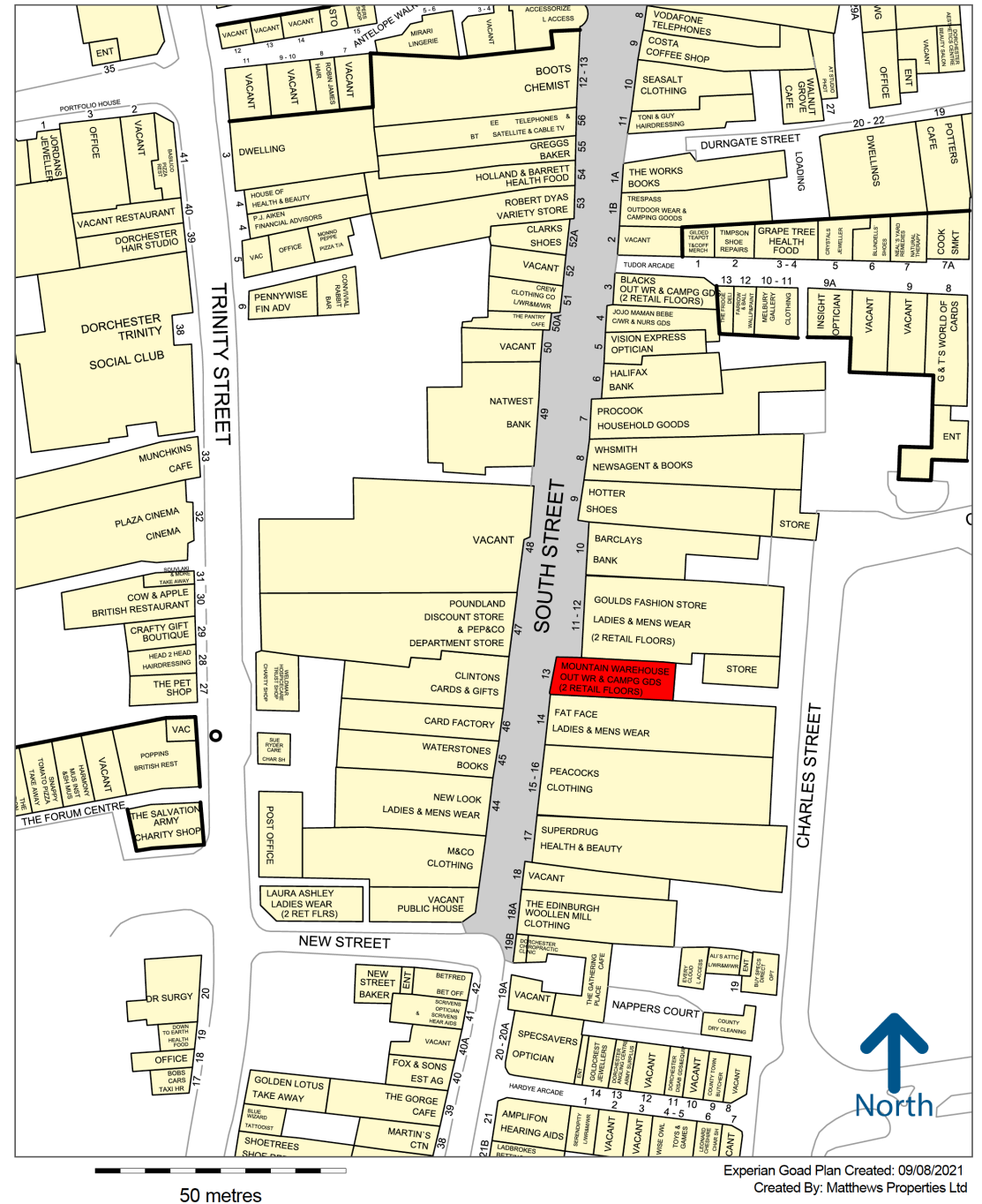
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