

Retail – Shop to Let Particulars

Dorchester

52a South Street DT1 1DQ

- Prime Pitch
- 870 sq ft Ground Floor Sales
- Available on a short or long let
- Planning application submitted to increase sales



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 prime pedestrianised section of South Street surrounded by high end retailers as Crew, JoJo Mama Bebe, Toni & Guy and Seasalt, along with other multiples such as Greggs, EE, Vodafone, Holland & Barrett and all the major clearing banks.

Description

The property provides open plan ground floor sales with ancillary on first and second floor.

Planning application to increase sales

A planning application has been submitted to relocate the stairs into a new building at the rear to increase the sales area, remove restrictive beams etc. Plans on application

Accommodation

The approximate dimensions and floor areas:-

Gross frontage	6.78m	22,3"
Net frontage	5.46m	17'11"
Net internal	5.46m	17'11"
Narrowing to	4.6.1m	15'11"
Shop depth (average)	15.7m	51.5"
Ground floor Sales	8.1sq m	870 sq ft
Ground floor store	2.8sq m	30 sq ft
First Floor Ancillary	45.9sq m	494 sq ft
Second floor storage	36.5sq m	393 sq ft

Rateable Value

Shop & Premises: £39,316 per annum

VAT

The Property has been elected for VAT

Repairing Liability – Limited liability for a short lease – details on application

Tenure – By negotiation

Rent – On application



Further information or viewing

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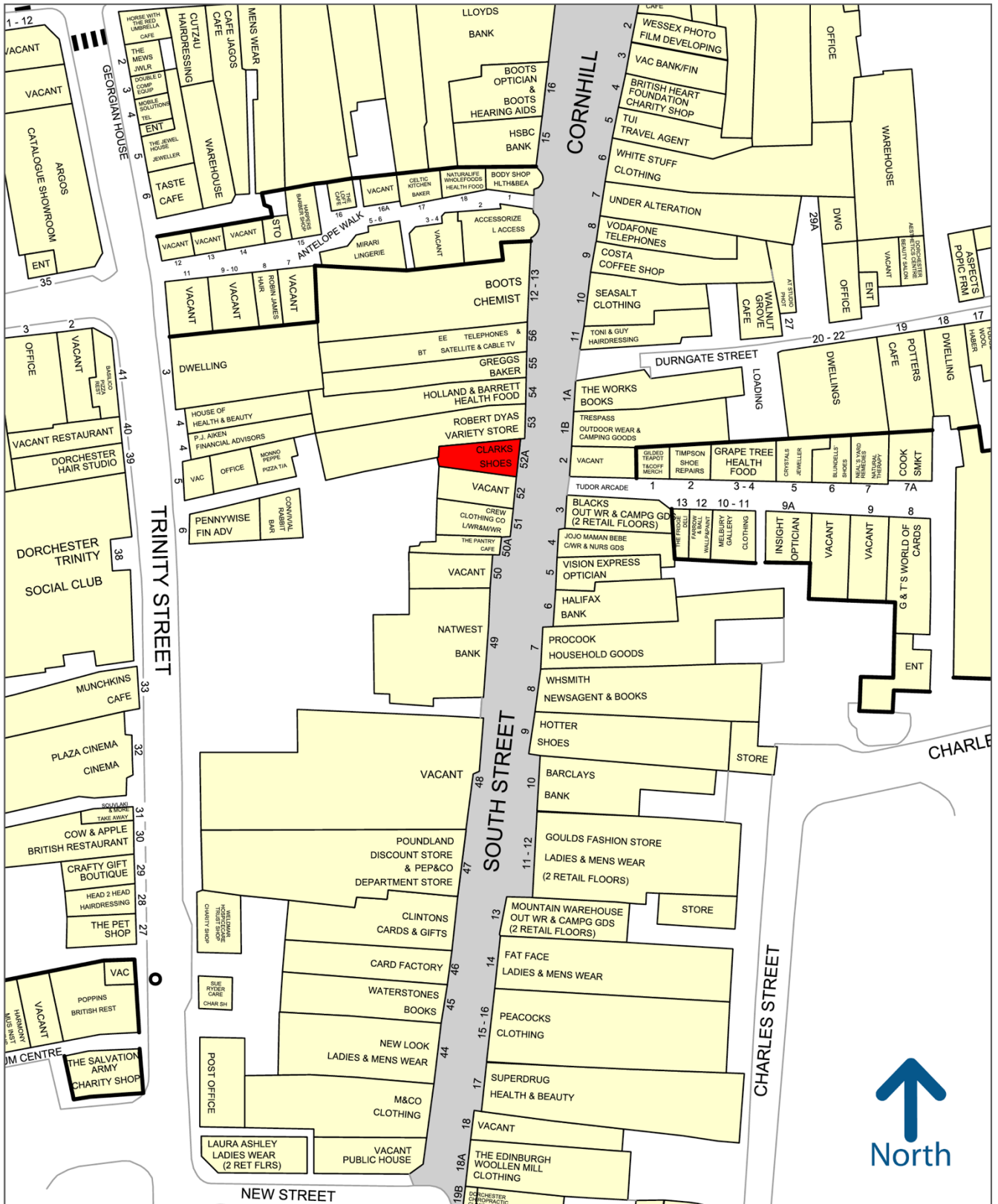
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Experian Goad Plan Created: 15/01/2021
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50 metres

