



3 Trinity House, Trinity Street, Dorchester, Dorset DT1 1TT

Retail Cafe for lease.

 486.00 sq ft

- Desired Location
- Fully built kitchen and front of house equipment available
- High Footfall
- Low in-goings for small business owners

£8,100 Per Annum

THE PROPERTY

A 45.15 SqM (486 SqFt) cafe and kitchen facility. The unit is broken down into three sections, the cafe/front of house (22.75 SqM), the kitchen area (13.10 SqM) and a store room/W.C. (9.30 SqM). The unit provides a newly redecorated interior which will provide an excellent place for a restaurant or cafe to be set up. The previous tenants had an excellent relation with the pub (Convivial Rabbit) which is located opposite, working together to provide a high footfall to both establishments. Existing kitchen equipment available for sale by negotiation.

LOCATION

The property itself is located in the centre of Dorchester. A busy and historical area, with a population of over 21,000. Having a variety of amenities all within a 2 mile range of the property. With two rail stations, Dorchester South and Dorchester West both being under a 10 minute walk from Trinity House.

DIRECTIONS

From Dorchester town centre, head east onto London Road (B3150), turning onto Trinity Street, head down Trinity Street around 200 meters, Trinity house will be located on the left, opposite the Trinity Club.

LOCAL AUTHORITY

Dorset Council: Tel (01305) 221000
Business Rates (If Applicable)
RV: £6,200

DISCLAIMER

The unit will have a fixed rate for the insurance that will be charged.

CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website:- www.leasingbusinesspremisses.co.uk.

FINANCE ACT 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction.

LEGAL COSTS

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



ENERGY PERFORMANCE CERTIFICATE



BY/FRR/10/01/2025



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