



2B, St Martins Place, Bridport Road, Dorchester, DT1 2FB

Large ground floor retail unit to let



3541.00 sq ft

- Spacious, modern ground floor retail unit
 - Close to other shops and hospital
- Customer car parking at rear
 - Office/staff room and WC

£63,500 Per Annum

THE PROPERTY

Large ground floor retail unit with staff room/office and disabled WC. Convenient outside store. Situated in a prominent position adjacent to Avenue Interiors and Sainsburys in St Martins Place, the retail unit enjoys frontage to the busy Bridport Road with shared customer parking behind. Located opposite the County Hospital.

The unit totals 3541 sqft (328.97 sqm) gross internal floor area.

Service Charge for 2024 is £5,177.97 until 31 December year end.

SITUATION

The property is situated opposite the landmark Dorset County Hospital on the main road passing east/west through the town. The town centre is 1 mile to the east and Poundbury a similar distance to the west.

DIRECTIONS

From Dorchester town centre head west towards Bridport. Head across Top o' Town roundabout on the Bridport Road passing the hospital on your left. Turn right after the pedestrian crossing in front of Sainsburys and turn left to park behind the property. Unit 2B is situated adjacent to Avenue Interiors.

LOCAL AUTHORITY

Dorset Council: Tel (01305) 221000
Business Rates: RV £68,000

ENERGY PERFORMANCE CERTIFICATE

B (43)



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.leasingbusinesspremise.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.



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