



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

Retail unit located in the centre of Dorchester.



244.00 sq ft

- High street shop front
- Great local amenities
- Excellent opportunity for small business owners
- High footfall area

£7,500 Per Annum

## THE PROPERTY

A 22.63 SqM (244 SqFt) retail shop facing the high street known as Trinity Street. The unit is partitioned into two separate areas, reflecting its previous use as a beauty salon. The studded wall can be easily removed to produce an open retail unit. The unit benefits from a sink (not connected to mains drainage) and large street facing windows. Offering an excellent opportunity for a business owner/retailer to expand into Dorchester.

## 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

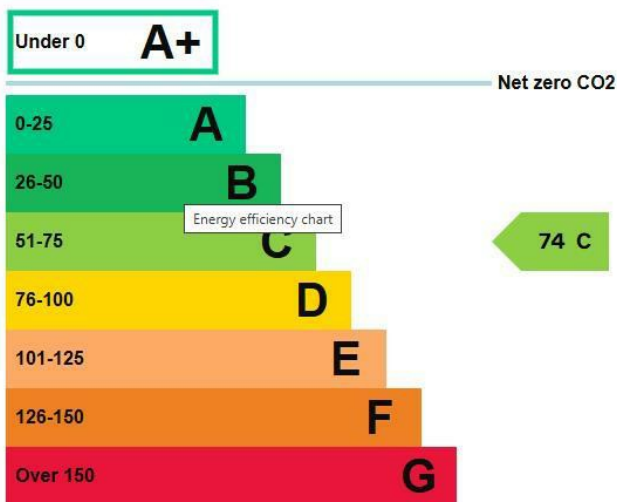
## DIRECTIONS

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)  
Unit 3: £3050

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## DISCLAIMER

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

## CODE FOR LEASING BUSINESS PREMISES

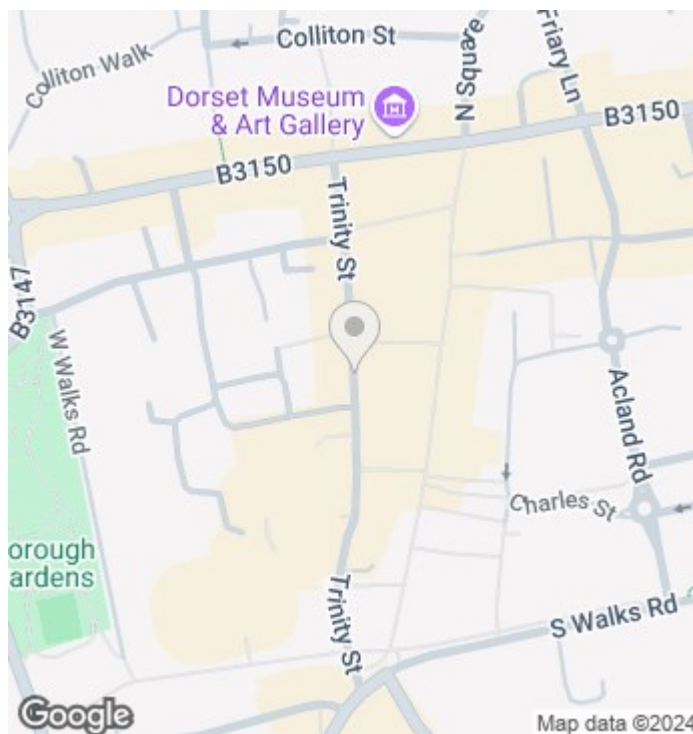
The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations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