



9, Challacombe Square, Poundbury, Dorchester, DT1 3SX

Office/retail premises in popular Poundbury square location.



767.00 sq ft

- Office/retail unit in popular Poundbury square
- Disabled facilities
- Free parking
- Storage

£9,500 Per Annum plus VAT

THE PROPERTY

The property comprises part of the ground floor of a three storey building which has residential accommodation above. It has previously been fitted out to a high standard and includes (Disability Discrimination Act) DDA compliant WC facilities, power and telephone points. There is also a useful storage room.

SITUATION

The property is situated within the Duchy of Cornwall's Poundbury development which is located approximately 1 mile to the west of Dorchester Town Centre and is accessed either via the B3150 Bridport Road or A35 Dorchester bypass.

The premises occupy a prominent and highly visible position within Challacombe Square. Challacombe Square is an established trading location within the heart of Poundbury and includes a number of free parking spaces.

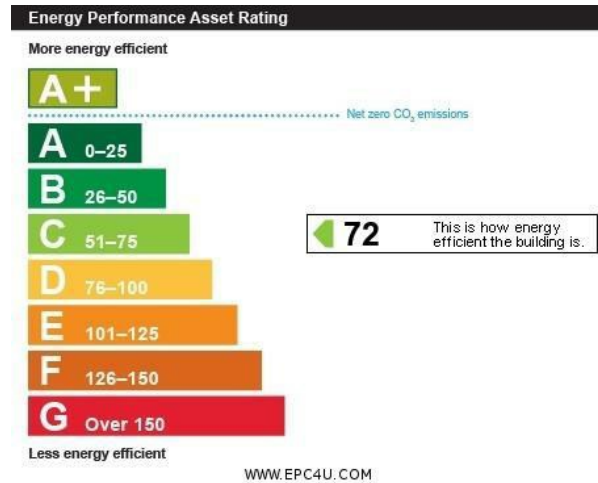
DIRECTIONS

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PLANNING

The Property has the benefit of a Planning Consent for mixed use including Class B1 (Business) and Class A2 (Financial & Professional Class Services) of the Town & Country Planning (Use Classes) Order 1987. Under permitted development legislation, the property is also suitable for Class A1 (Retail) use.

ENERGY PERFORMANCE CERTIFICATE



LOCAL AUTHORITY

Dorset Council: Tel 01305 221000
Business Rates: RV £7,000

SERVICES

Mains water and electricity. Electric storage heating. Additional service charge, Manco charge and utilities.

NOTES

A lease of up to three years is offered.

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.

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.



JM/16/01/25



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