

Dorchester – Unit 3-4, Antelope Walk, Dorset DT1 1BE  
Two-Storey Retail Unit to Rent



**BLUE ALPINE**

PROPERTY CONSULTANTS



# Dorchester – Unit 3-4, Antelope Walk, Dorset DT1 1BE

## Two-Storey Retail Unit to Rent



### Property Features:

- Comprises two-storey retail premises
- Suitable for variety of uses (Class E)
- Available on a new lease with flexible terms
- VAT is applicable to this property
- No premium or legal fees
- Situated within proximity to the main pedestrianised Cornhill where retailers including Boots the Chemist, Costa Coffee, Greggs and more



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### Property Description:

Comprises two-storey retail premises, arranged as a ground floor open plan retail with ancillary above, providing the following accommodation and dimensions:

Ground Floor: Open plan retail

First Floor: Ancillary, Storage

Total area size: 129 sq m (1,388 sq ft)

### Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £230.77 + VAT per week (PCM: £1,000 + VAT)

Deposit: £3,000 (3 months)

Service Charge: £77.31 + VAT per week (PCM: £335 + VAT)

\* Service charge includes building insurance, rubbish disposal, arcade cleaning and lighting as well as repairs to structure of the arcade.

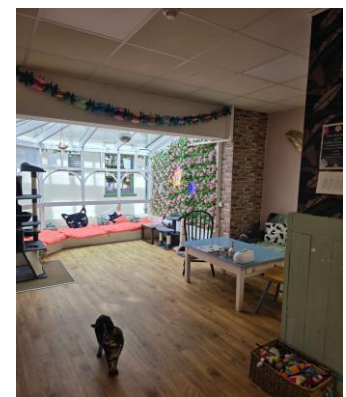
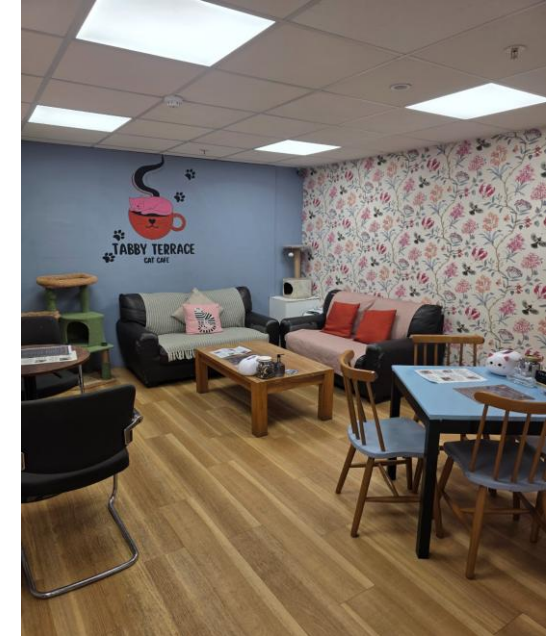
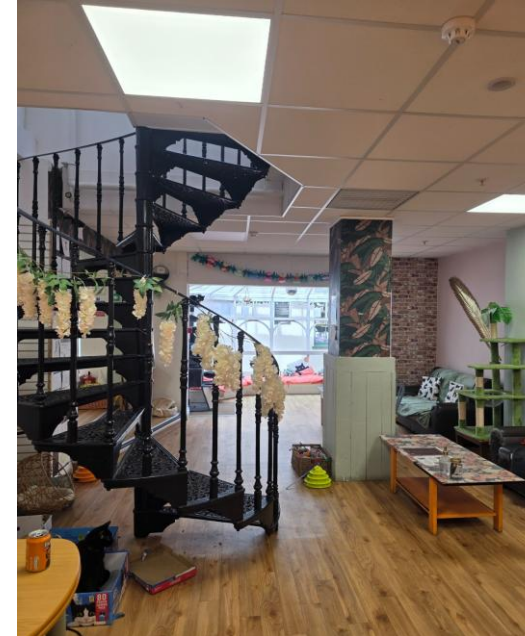
This amount is fixed for the next 3 years.

### Rateable Value:

Rateable Value - £12,750 p.a.

Rates Payable ~ £1,750 p.a.

\*Note - Small business rates relief available (subject to terms)



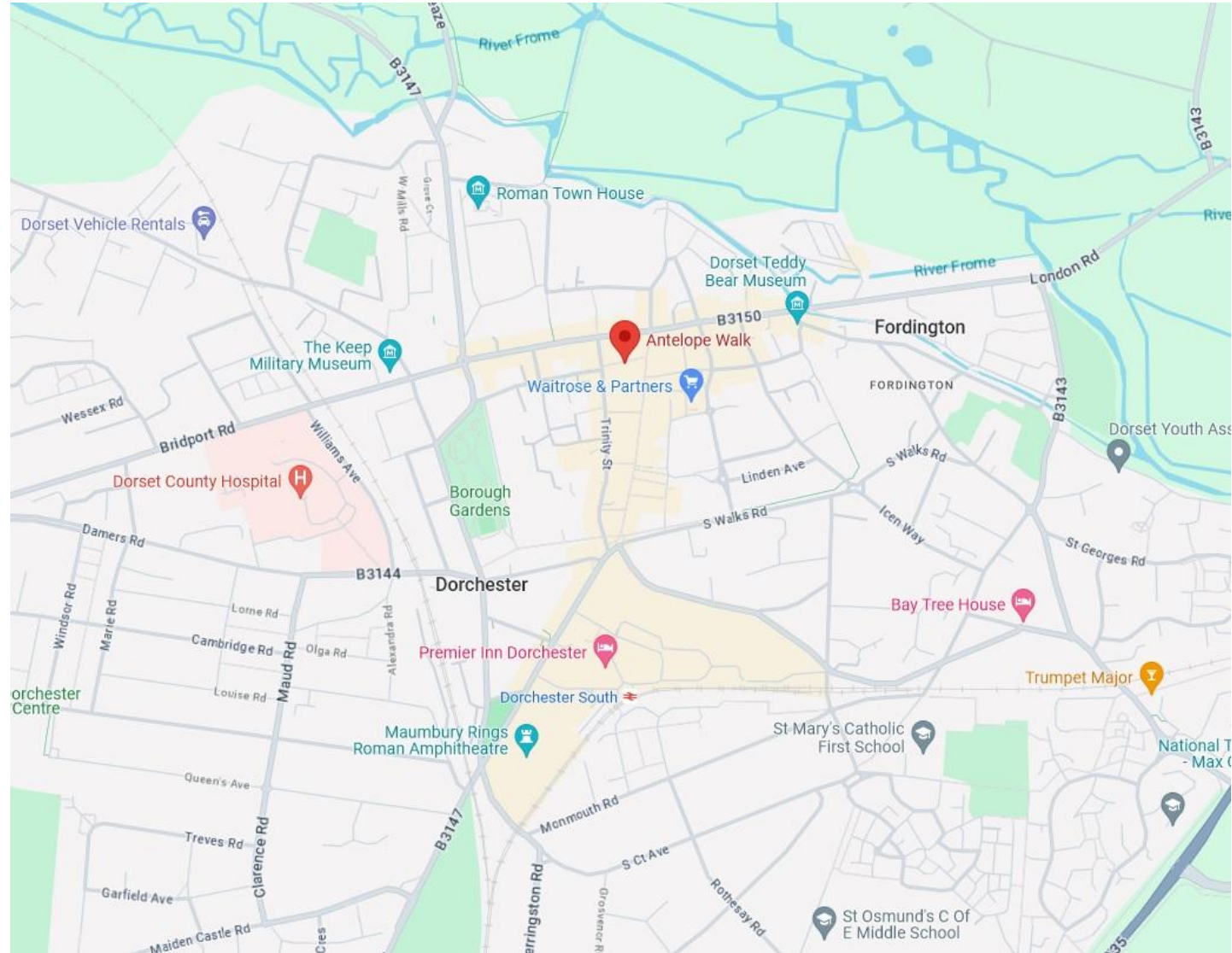
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### Location:

Dorchester is the county town of Dorset, England. It is situated between Poole and Bridport on the A35 trunk route. A historic market town, Dorchester is on the banks of the River Frome to the south of the Dorset Downs and north of the South Dorset Ridgeway that separates the area from Weymouth, 7 miles to the south. The premises are prominently situated within Antelope Walk in close proximity to the main pedestrianised Cornhill where retailers including Boots the Chemist, Costa Coffee and Greggs are represented.



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### Contacts:

For further information or to schedule a viewing, please contact a member of our team below.



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