

Duke's
ENGINEERS SINCE 1823

Symonds
& Sampson

ROSIE'S CAFÉ

Cafe at Duke's, Copper Street, Dorchester, Dorset, DT1 1GA

For lease, a commercial unit formerly operated as a cafe, but suitable for retail or office use (STPP) in popular Brewery Square area of Dorchester.

£12,000 Per Annum

Cafe at Duke's,

Copper Street
Dorchester
Dorset DT1 1GA

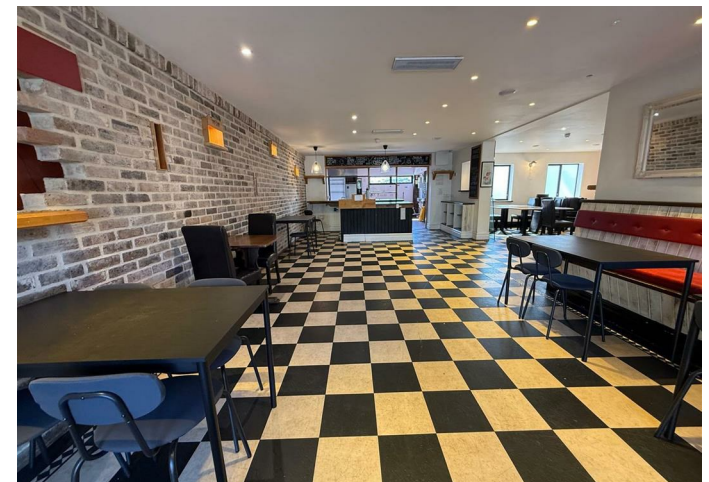


1130.00 sq ft

- Commercial unit suitable for a variety of uses
- Situated adjacent to the busy hub of Brewery Square
 - Well presented and equipped premises
 - Includes kitchen, storage and WC facilities
 - Allocated parking
 - Outdoor seating area

£12,000 Per Annum

Dorchester Commercial
01305 261008 ext 5
commercial@symondsandsampson.co.uk



THE PROPERTY

Situated adjacent to Dorchester South railway station and the Brewery Square development is a fabulous opportunity to lease a commercial unit in the centre of Dorchester. Located within the Duke's building and formerly operated as a cafe, the unit benefits from good footfall and visibility with the added benefit of being associated with one of Dorset's most prominent public sale houses.

The premises provides approximately 1130sqft of ground floor accommodation. It is ideally suited as a cafe, retail or alternative commercial use (subject to the necessary consents).

The main trading area is light and welcoming and includes kitchen facilities, storage space, and WC provision. The unit specification includes feature lighting, electric heating and well-presented finishes making it ready for immediate occupation.

SITUATION

In the same building as Duke's and adjacent to Dorchester South railway station, the unit is situated in the busy and vibrant area of Brewery Square in Dorchester with allocated parking to the rear and a large public car park and twice weekly market opposite.

DIRECTIONS

From our Residential Sales office on Weymouth Avenue, head south along Weymouth Avenue and turn left into Station Approach which leads to Copper Street, the cafe is on the right after the police station compound. What3words:///outhouse.ruffle.vote

SERVICES

Mains electricity, gas, water and drainage. Electric heating.

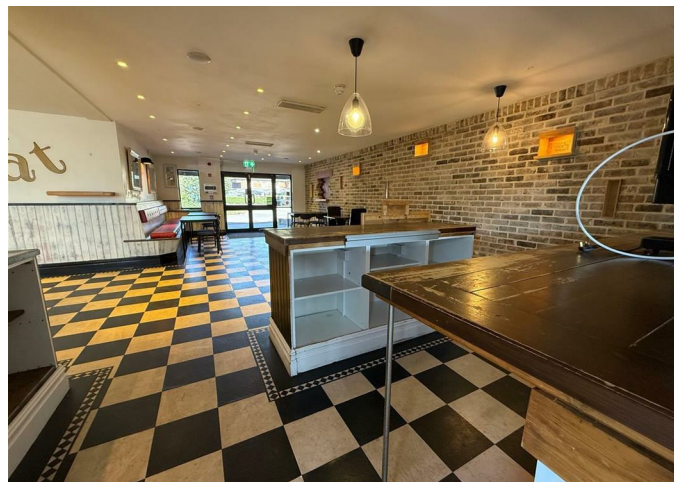
Superfast Broadband is available and Mobile signal coverage is rated good outside and indoors. (www.ofcom.org.uk)

LOCAL AUTHORITY

Dorset Council (01305) 221000
Business Rates RV: £16,750

ENERGY PERFORMANCE CERTIFICATE

B (28)



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.leasingbusinesspremises.co.uk.

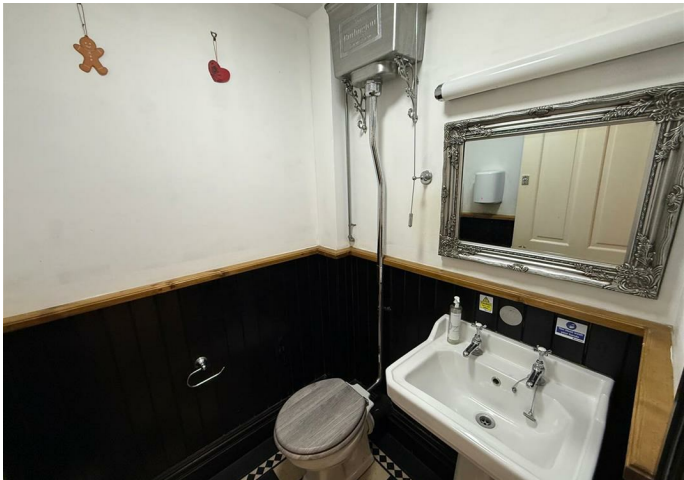
FINANCE ACT 1989

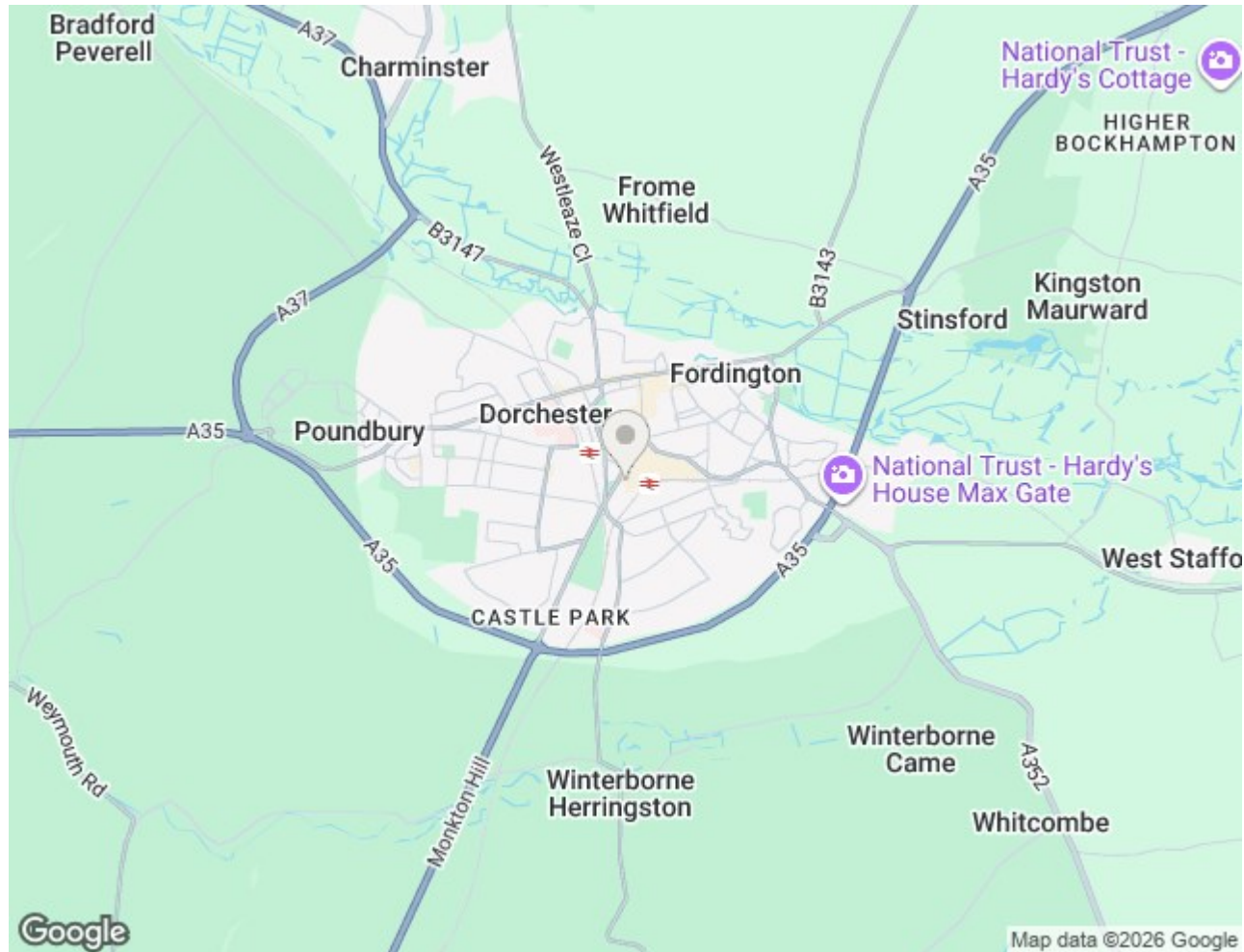
Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction.

LEGAL COSTS

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	





DorCom/LE/20.08.26



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