

Dorchester - 15 Cornhill, Dorset DT1 1BJ  
Freehold Former Bank Premises Investment



BLUE ALPINE

PROPERTY CONSULTANTS



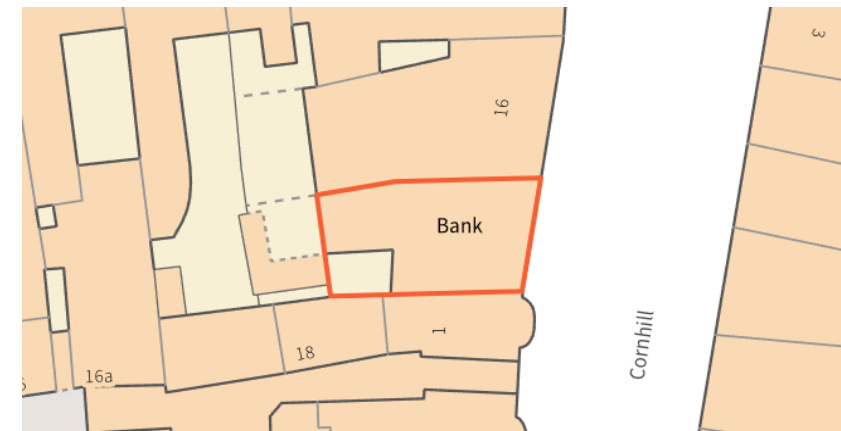
# Dorchester - 15 Cornhill, Dorset DT1 1BJ

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### Investment Consideration:

- Purchase Price: £350,000
- Vacant possession
- ERV: £25,000 p.a. GIY: 7.14%
- VAT is NOT applicable to this property
- Comprises three-storey former bank premises
- Total area size: 281.46 sq m (3,029 sq ft)
- Suitable for variety of uses (Class E)
- Residential development potential, subject to obtaining the necessary consents
- Property benefits from mezzanine floor between ground and first floor, and external staircase at rear between ground and second floor
- Situated in the heart of Dorchester Town Centre with occupiers nearby including Boots Opticians, The Works, British Heart Foundation, Costa Coffee, H. Samuel, and many more.



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### Property Description:

Comprises large three-storey former bank premises with additional storage at basement, providing the following accommodation and dimensions:

Ground Floor: 108.96 sq m (1,173 sq ft)

Open plan retail, Offices, Storage

Basement: 34.13 sq m (367 sq ft)

Storage

Mezzanine: 16.9 sq m (182 sq ft)

Storage, Ladies WC

First Floor: 82.94 sq m (893 sq ft)

Offices, Storage, Gents WC

Second Floor: 38.53 sq m (414 sq ft)

Offices, Kitchen

Total area size: 281.46 sq m (3,029 sq ft)



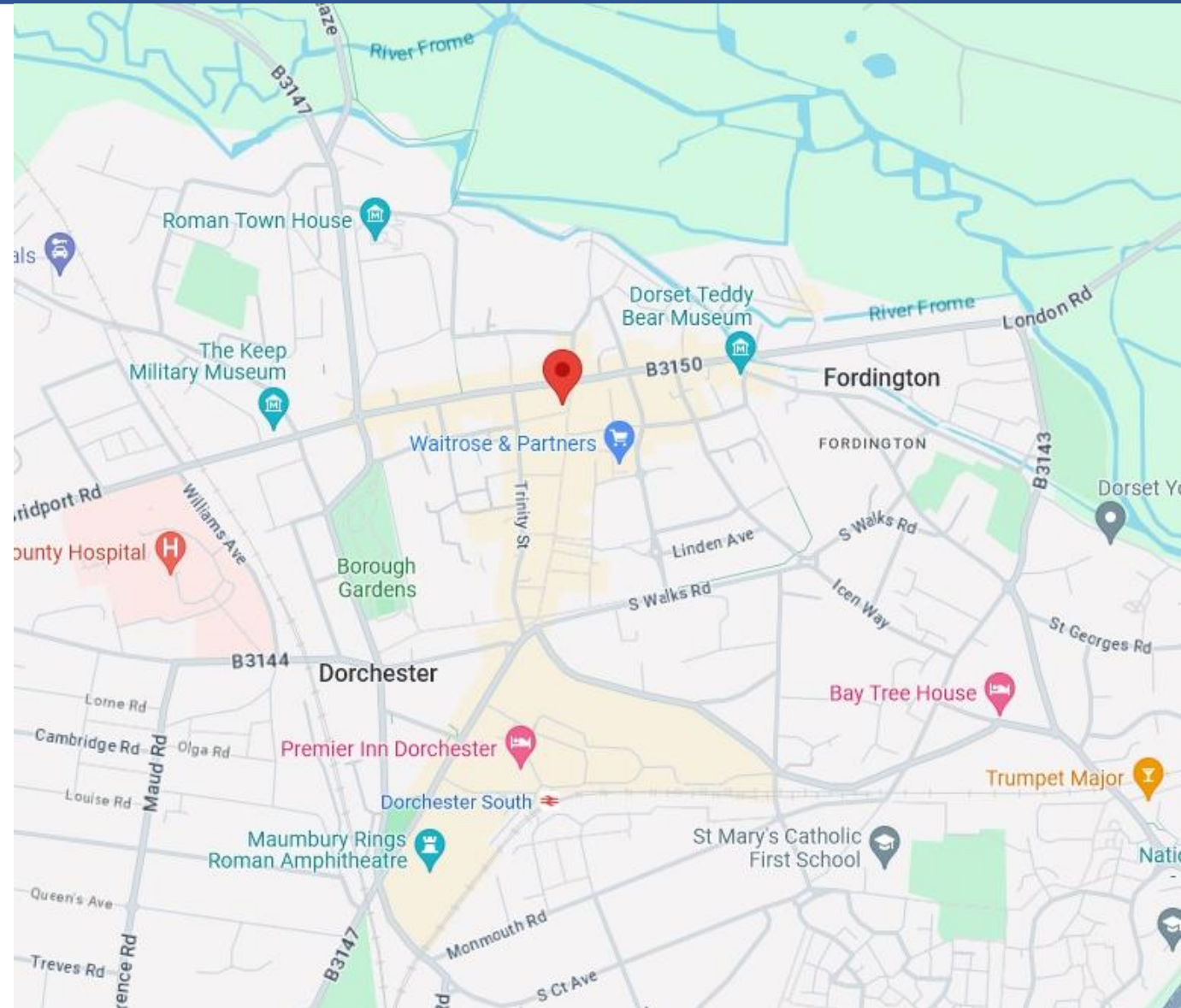
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### Location:

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 property occupies a prime pedestrianised trading thoroughfare of South Street adjacent to Boots Opticians and nearby to White Stuff, The Works, British Heart Foundation and Costa Coffee.



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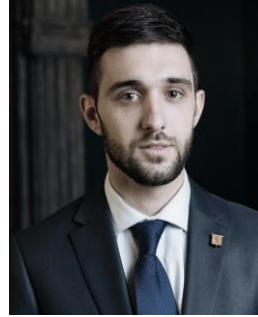
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### Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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