

Dorchester – Unit 9, Antelope Walk DT1 1BE
Retail Premises to Rent



BLUE ALPINE

PROPERTY CONSULTANTS



Dorchester – Unit 9, Antelope Walk, Dorset DT1 1BE

Retail Premises to Rent



Property Features:

- Comprises ground floor retail premises
- Available on a new lease with flexible terms
- VAT is applicable to this property
- No premium, legal fees or business rates
- Situated within proximity to the main pedestrianised Cornhill where retailers including Boots the Chemist, Costa Coffee, Greggs and more



Dorchester – Unit 9, Antelope Walk, Dorset DT1 1BE

Retail Premises to Rent



Unit 9:

Comprises ground floor retail premises, providing the following accommodation and dimensions:

Ground Floor: Open plan retail

Total area size: 30 sq m (323 sq ft)

Terms:

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

Rent Year 1: £130 + VAT per week (PCM: £563.33 + VAT)

Rent Year 2: £140 + VAT per week (PCM: £606.66 + VAT)

Rent Year 3+: £150 + VAT per week (PCM: £650 + VAT)

Deposit: £1,300

Service Charge: £17.31 + VAT per week (PCM: £75 + 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 - £10,750 p.a.

Rates Payable - £0* p.a.

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



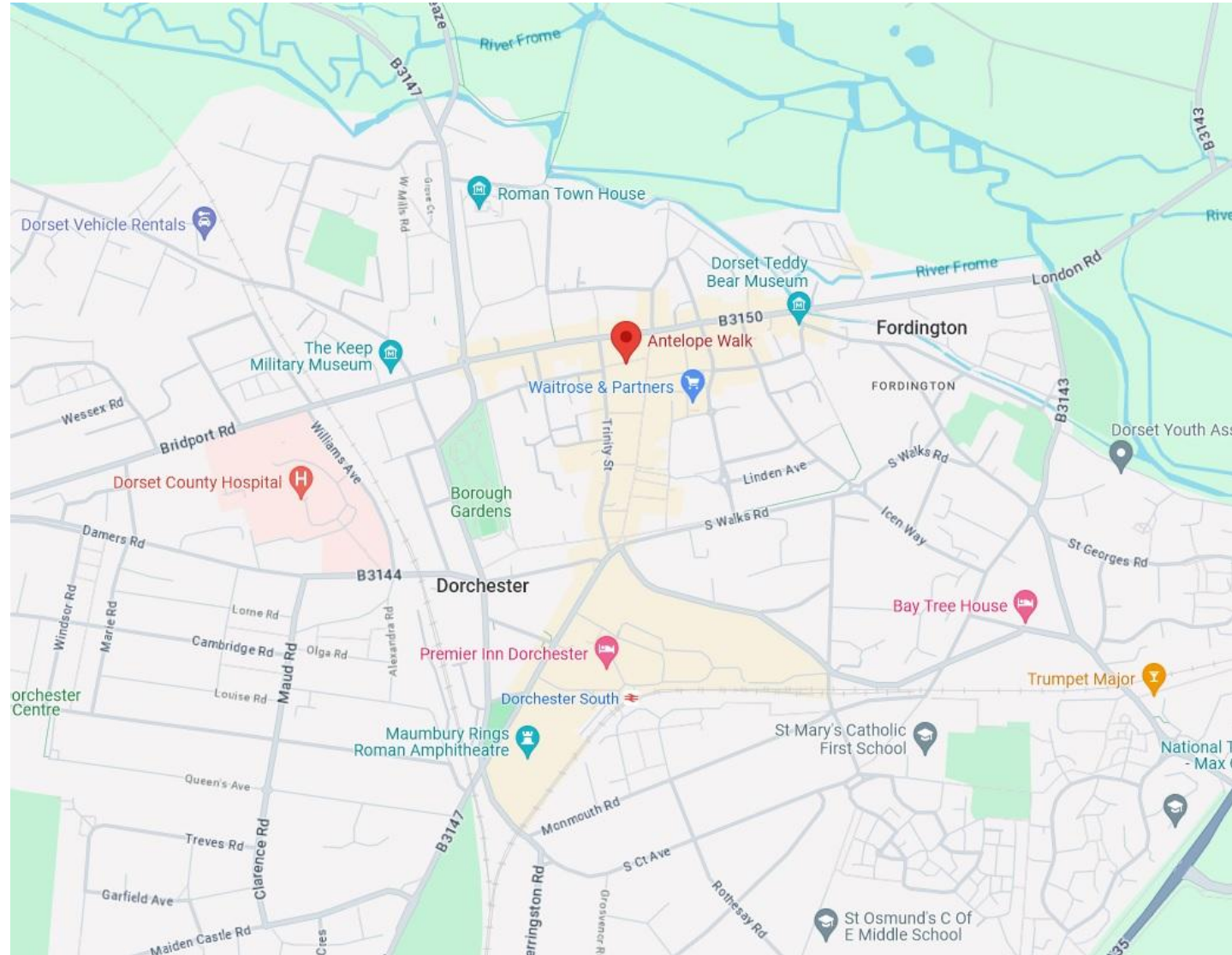
Dorchester – Unit 9, Antelope Walk, Dorset DT1 1BE

Retail Premises to Rent



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.



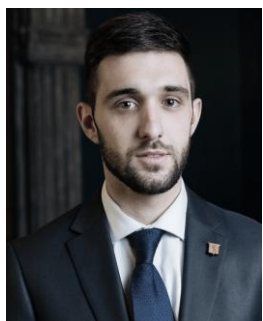


Dorchester – Unit 9, Antelope Walk, Dorset DT1 1BE

Retail Premises to Rent

Contacts:

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



Sam Georgev – VP Sales & Lettings
M: +44(0)75545 57088
E: sam@bluealpine.com



Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



Address:

Blue Alpine Partners Limited
Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ
Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

Disclaimer: Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease.