



Primmer Olds BAS

LEASE ASSIGNMENT

Prime Town Centre Shop Premises

18 SOUTH STREET, DORCHESTER, DORSET, DT1 1BS

KEY FEATURES

- Net Internal Area 2,040 sq ft (189.52 sq m)
- Rear loading and parking for 4 cars
- Prime pedestrianised trading position within Dorchester's principal retail thoroughfare of South Street
- Ground & First Floor retail/ storage/ office space
- Air conditioned
- Nearby occupiers include: Superdrug, Peacocks, Fat Face, Mountain Warehouse and Specsavers
- Available by way of a lease assignment at a passing rent of £30,000 per annum, exclusive



Primmer Olds B-A-S
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Enquiries: Call us on 01202 887 555



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18 SOUTH STREET

LOCATION & DESCRIPTION

Dorchester is the county town of Dorset and is located 8 miles north of Weymouth and 20 miles west of Poole. The property occupies a prime pedestrianised trading position within Dorchester's principal trading thoroughfare of South Street adjacent to Superdrug and nearby to Peacocks, Fat Face, Mountain Warehouse, WH Smith, Barclays Bank.

These well-presented premises comprise a good-sized shop unit together with ancillary space at first floor level where a large stock room, office and staffroom / kitchen are provided.

Excellent rear loading facilities are provided and the property also benefits from 4 car parking spaces within the rear car park. The shop benefits from Karndean type timber effect floor covering, infra-red burglar system, ceiling mounted spotlighting and air conditioning.

ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Ground Floor	1,240	115.20
Understairs Storage	30	2.79
First Floor Store Room	581	53.97
First Floor Office	114	10.59
Staffroom/Kitchen	75	6.97
Total Internal Area	2,040	189.52

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

EPC Asset Rating D (99)

TERMS

The premises are available by way of an assignment of an existing lease dated 14th November 2024 with a passing rent of £30,000 per annum plus VAT, exclusive expiring on 30th June 2029.

The rent will be reviewed as follows:

1st July 2026 increasing to £45,000 per annum

1st July 2028 increasing to £50,000 per annum

The lease benefits from a photographic schedule of condition and is inside the Landlord and Tenant Act 1954 Part II (Security of Tenure).

RATES

Rateable Value £42,000

Source <https://www.gov.uk/find-business-rates>

Calculator: <https://www.gov.uk/calculate-your-business-rates>

*If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable. We advise all parties speak to local authority in the first instance for confirmation.

PLANNING

Under the new planning regulations, we believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

CODE OF LEASING

All interested parties should be aware of the Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.



VIEWING & FURTHER INFORMATION: CALL 01202 887 555

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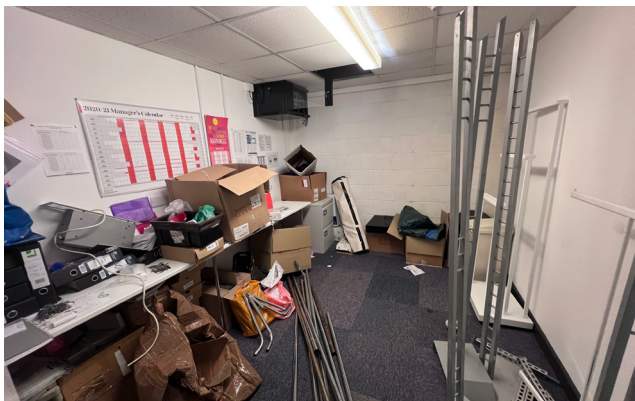


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