

FOR SALE/TO LET

Characterful Prominent Town Centre
Class E Unit

**Unit 1, 43 South Street,
Dorchester, Dorset,
DT1 1DQ**

Key Features

- REDUCED PRICE
- 203 sq m (2200 sq ft) over two floors
- Spacious Bar/Restaurant with High Ceiling
- Affluent County Town
- Alternative Uses Considered (stp)



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Minster Chambers, 43 High Street, Wimborne, Dorset, BH21 1HR

Location

Dorchester is the county town of Dorset located 8 miles north of Weymouth and 20 miles west of Poole.

The property is situated in the prime pedestrianised section of South street with return frontage to New Street and close to pay & display car parks.

Description

These character Grade II Listed premises formerly housed a café bar business and comprise a spacious ground floor which has been partitioned to provide a large restaurant/bar space with food preparation room and accessible WC. The unit is suitable for a variety of different uses within class E and other uses (stp).

A good sized basement provides male and female customer WC's + staff WC, kitchen, food prep and storage.



What3words: minus.ropes.gobbling

Accommodation

Floor Areas	Sq Ft	Sq M
Ground Floor	1,160	107.76
Basement	1,032	95.87
Total Net Internal Area	2,192	203.63

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

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Terms

The premises are available by way of a new full repairing and insuring lease for a term to be agreed at a rent of £20,000 exclusive of rates VAT (if applicable) and all other outgoings.

Alternatively the premises are available for sale. They are held on the residue of a 999 year lease from 25 December 2006 at a current ground rent of £100 per annum. Offers are invited in the region of £350,000

Planning

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.

EPC

Asset Rating C (65)

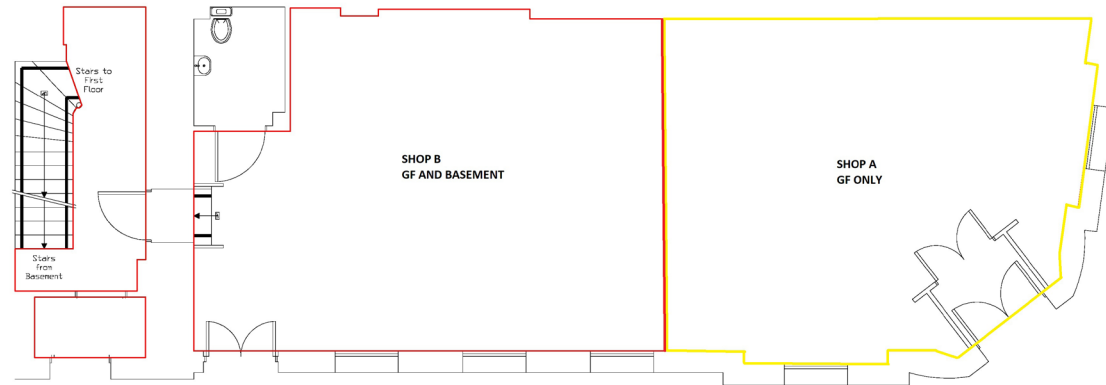
Rateable Value

Rating £15,000
Source www.gov.uk/find-business-rates

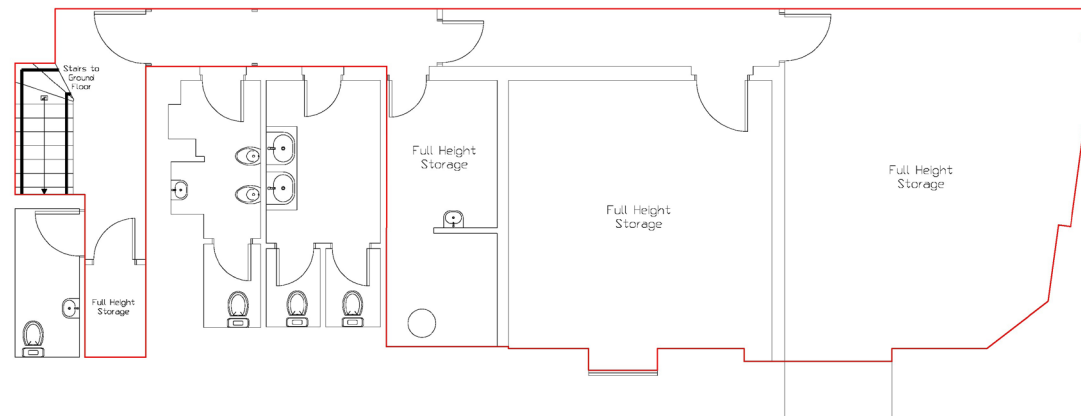
Code of Leasing

All interested parties should be aware of the RICS 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.

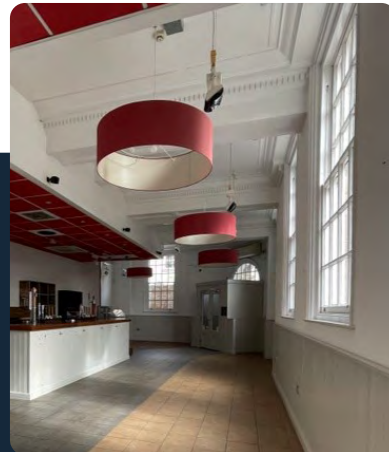
GROUND FLOOR



BASEMENT



For identification purposes only. Not to scale and not to be relied upon.



Contact Us

To discuss any aspect of this property or the disposal process, please contact the sole agent:

Ben Simpkin | 07871 373 069 | bsimpkin@mavarealestate.co.uk

Dominic Street | 07443 277 559 | dstreet@mavarealestate.co.uk

Clare Julyan | 01202 887 555 | cjulyan@mavarealestate.co.uk



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