

# SHOP TO LET

## Dorchester

### Units 12-13 Tudor Arcade



#### Location

Dorchester is a historic market town and the administrative centre for the County of Dorset. The town has an estimated population of 20,000 and an estimated retail catchment population of 94,000; both of which are made up of residents with a total retail spend of significantly above average (Source: CACI).

Tudor Arcade is located off prime pedestrianised South Street and comprises approximately 48,000 sq ft of retail space. The scheme is anchored by a 26,800 sq ft **Waitrose**, a 164-space car park and adjoins the main town centre 255-space surface car park.

Retailers within the scheme include **Trespass, The Works, Blacks, Neal's Yard, Farrow & Ball** and **Timpson**.

The unit is currently arranged as two separate units at ground floor with combined first floor ancillary space. The unit can be let as a whole or as a split, please enquire for further details.

#### The premises provide the following approximate net internal floor areas:

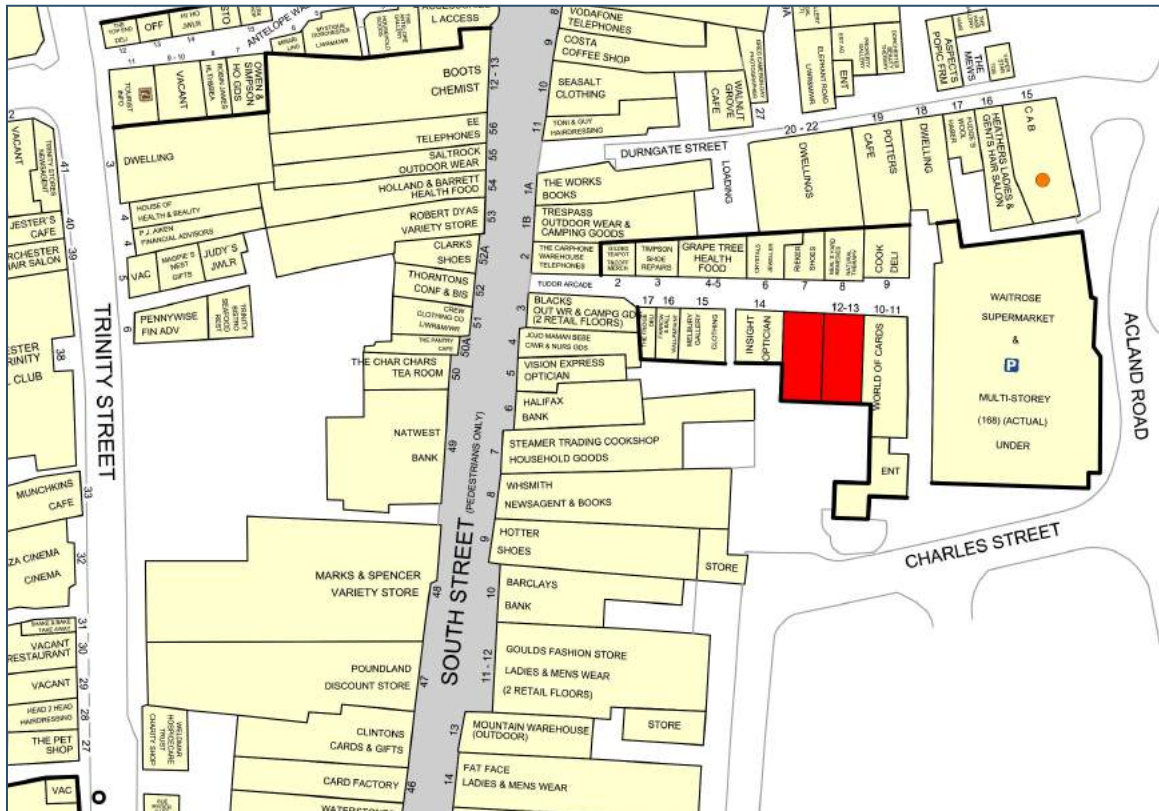
<b>Ground Floor Sales</b>	196.95	sq m	2,120	sq ft
<b>First Floor Ancillary</b>	140.10	sq m	1,508	sq ft
<b>Rent</b>	£60,000 pax			

#### SAVILLS BRISTOL

Embassy House, Queens Avenue  
Bristol, BS8 1SB

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## Rates

Rateable Value	£48,750
UBR (2019/2020)	50.4 p/£
Rates Payable	£24,570

Interested parties are advised to make their own enquiries with the local rating authority to confirm their likely liability.

**Service Charge:** £9,879 (2018/2019)

## Tenure

A new effectively full repairing and insuring lease by way of a service charge for a term to be agreed subject to five yearly upwards only rent reviews.

## EPC

D (90)

## Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

## Viewing & Further Information:

Strictly by prior arrangement only with:

## CONTACT

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### IMPORTANT NOTICE

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