



Commercial Property & Land Agents Surveyors & Town Planners

3 Winchester Place, North Street, Poole, Dorset BH15 1NX
Tel (01202) 661177, Fax (01202) 665435, info@sibbettgregory.com
www.sibbettgregory.com

TO LET or **FOR SALE** COMMERCIAL UNIT IN ESTABLISHED TRADING LOCATION

9 Challacombe Square, Poundbury, Dorchester DT1 3SX



- Suitable for office or retail use
- Established trading location in the centre of Poundbury
- Off street parking
- 67.48 Sq m (726 sq ft)

LOCATION

The premises are situated within the Duchy of Cornwall's Poundbury development which is located approximately 1 mile to the west of Dorchester Town Centre and is accessed either via the B3150 Bridport Road or A35 Dorchester bypass.

The premises occupy a prominent and highly visible position within Challacombe Square. Challacombe Square is an established trading location within the heart of the Poundbury estate with existing occupiers including Bridal Reloved, Piccolo Fiore Italian restaurant & Boutique at No.6. The square includes a number of free car parking spaces.

DESCRIPTION

The premises comprise part of the ground floor of a three storey building which has residential accommodation above.

The property has previously been fitted out to a high standard and includes DDA compliant WC facilities, power and telephone points. The property comprises the following approximate areas:

Main office / sales area - 56.95 sq m (613 sq ft)

Storage/Ancillary - 10.53 sq m (113.34 sq ft)

TOTAL: 67.48 sq m (726 sq ft)

TENURE

The premises are available either to let by way of a new effective Full Repairing & Insuring lease for a term to be agreed or, alternatively, for sale on a long leasehold basis.

RENT/SALE PRICE

Terms for a new lease or a sale on a long leasehold basis are as follows:

Rent (per annum)	Long leasehold sale price
£8,500	£95,000

Rents are exclusive of service charge, rates, insurance and VAT. Prices for the long leasehold interest are also exclusive of VAT.

PLANNING

The property has the benefit of a Planning Consent for mixed use including Class B1 (Business) and Class A2 (Financial & Professional Services) of the Town & County Planning (Use Classes) Order 1987. Under permitted development legislation, the property is also be suitable for Class A1 (Retail) use.

Interested parties are encouraged to contact West Dorset District Council's planning department directly should they have any concerns regarding their proposed use.



BUSINESS RATES

We are verbally informed the property has a rateable value of £8,100. The rates payable will be determined by the Uniform Business Rate multiplier which is set by the Government annually.

Rates payable may also be subject to transitional relief and interested parties are therefore encouraged to contact the Local Rating Authority direct.

Businesses who can claim Small Business Rates Relief may be able to claim 100% rates relief on this property (no rates paid).

ENERGY PERFORMANCE

The property has a rating of B-(50). A copy of the full report is available on request.

VIEWING

Strictly by appointment with the Sole Agent, Sibbett Gregory.
Contact: Alastair Knott - 01202 661177
alastair@sibbettgregory.com

FINANCE ACT 1989

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending Purchaser or Lessee must satisfy themselves as to the incidence of VAT in respect of any transaction.

IMPORTANT NOTE

At no time has a structural survey been undertaken and appliances have not been tested. Interested parties should satisfy themselves as necessary as to the structural integrity of the premises and condition and working order of services, fixtures and fittings.

IDENTIFICATION

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering - the requirements derive from Statute. A form will be sent to the proposed tenant/purchaser to ensure compliance after provisional terms have been agreed

