



10 Buttermarket, Poundbury, Dorchester DT1 3AZ

FOR SALE / TO LET

Area: 175.48 sq ft (16.30 sq m) | Rent: £10,000 PA | Price: £100,000 |

LOCATION:

The property is located in the Buttermarket within Poundbury. Other occupiers in the Buttermarket include Imperial Hearing, Buttermarket Stores, Finca, Alure, Capelli, Chasing Tails bicycles and the Honey Bee cafe. Buttermarket is an extremely popular retail destination within Poundbury and benefits from excellent car parking within the square.

The Buttermarket is located just off Bridport Road being the main arterial road within Poundbury benefiting from excellent transport links including a bus service into Dorchester.

KEY FEATURES:

- DUE TO RETIREMENT
- Popular busy trading location
- Long leasehold being 125 years from 2013
- Well located shop within the Buttercross
- Free car parking immediately outside

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DESCRIPTION:

The property comprises a lockup unit ideally suited for either retail or office use. The unit has a high standard of internal fit out and benefits from a suspended ceiling and gas central heating.

FLOOR AREA:

FLOOR	AREA sq ft	AREA sq m
Shop depth	59.21	5.50
Shop width	62.44	5.80
Store	53.83	5.00
TOTAL	175.48 sq ft	16.30 sq m

TENURE: Long leasehold being 125 years from 2013

EPC: B 49

VAT: Applicable

LEGAL COSTS: Each party to be responsible for their own costs

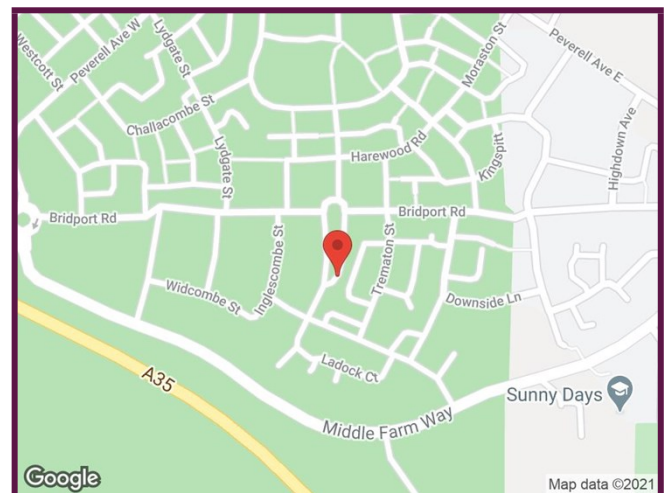
RATES: To be reassessed. We anticipate the RV will qualify for small business rate exemption

SERVICE CHARGE: The service charge budget for the building is approximately £214 per quarter plus the Poundbury Man Co charge of approximately £160 per annum

CONTACT:



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