

# Retail – Shop to Let

## Particulars

### Dorchester

### Cornhill DT1 1BA

- Near Prime Pitch
- 700 sq ft Ground Floor Sales
- Scope to provide up to 2000 sq ft Sales (STPP)



#### Location

Dorchester is an historic market town and the administrative centre for the County of Dorset. The town is a popular tourist location and provides the retail focal point for an affluent catchment population of circa 120,000 persons

#### Situation

The property is located in the pedestrianised section of the town centre surrounded by high end fashion retailers as White Stuff, Sea Salt, Crew, Monsoon, along with major multiples Boots, Greggs, Holland & Barrett, TUI, Clarks

#### Description

The property is Grade II listed and provides open plan ground floor sales with ancillary on lower ground and first. The second floor is unused due to distance of travel.

#### Rateable Value

Shop & Premises: £39,500

**Gerrard Matthews**  
Chartered Surveyor

#### Accommodation

The approximate dimensions and floor areas:-

Gross frontage	6.25 m	20'6"
Net frontage	5.26 m	17'3"
Net internal width	5.84 m	19'2"
Average internal width	5.92 m	19'5"
Shop depth	12.7 m	41'8"
Ground floor Sales	65 sq m	700 sq ft
Lower Ground <small>(ground at rear)</small>	52.3 sq m	563 sq ft
First Ancillary	59 sq m	634 sq ft

#### Increased Floor Area

STPP the property can be extended to the rear to provide up to 2000 sq ft in total – Details on request

#### VAT

The Property has been elected for VAT

**Repairing Liability** – Full repairing and insuring lease.

**Tenure** – By negotiation

**Rent** – On Application



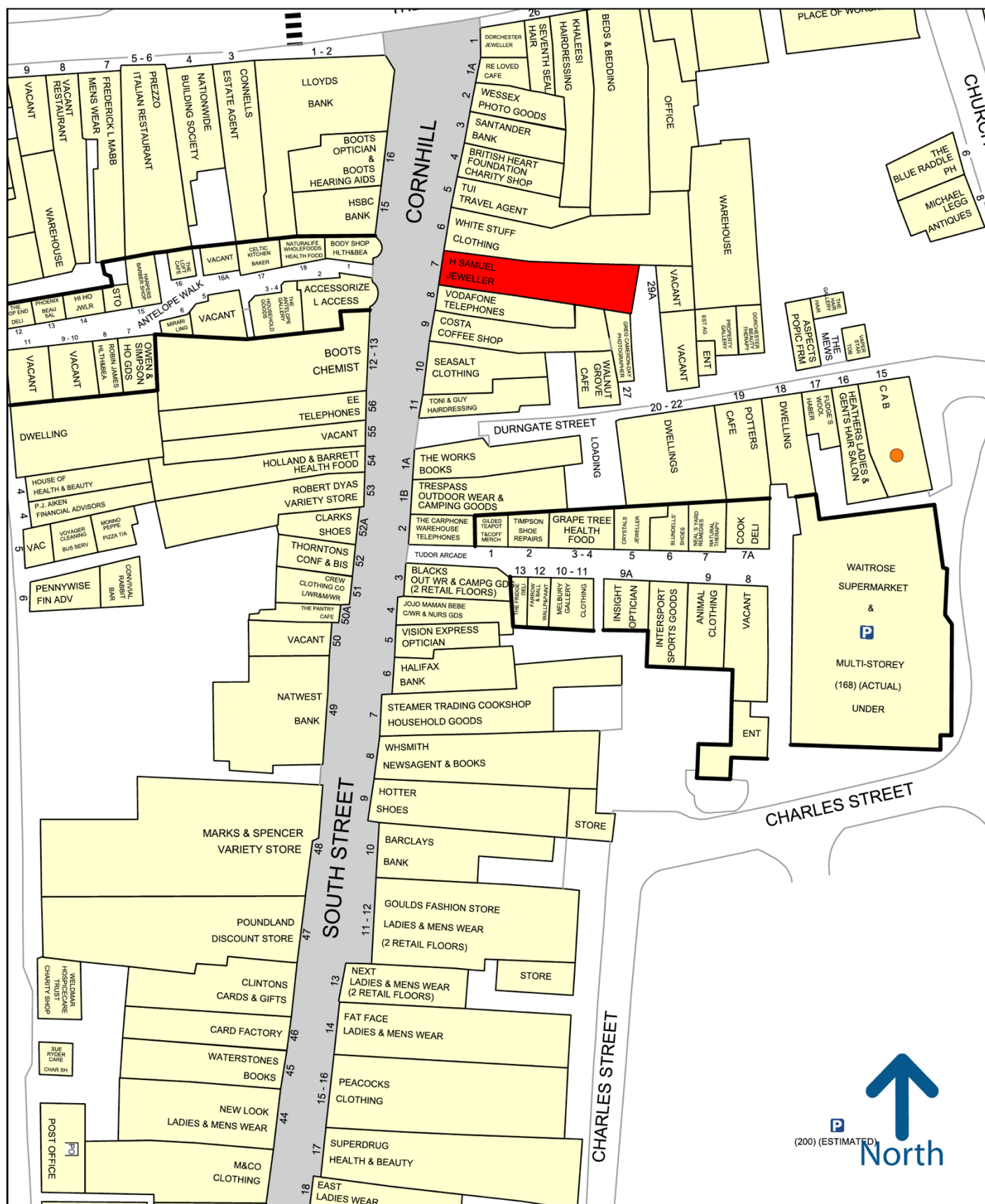
#### Further information or viewing

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50 metres

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