

**TO LET** GROUND FLOOR COMMERCIAL UNIT

MARKET HALL | CROWN SQUARE | POUNDBURY | DORCHESTER | DT1 3JJ



**sibbett  
gregory**

## LOCATION

Market Hall is located in Crown Square which forms part of the North East Quadrant within the Duchy of Cornwall's Poundbury Estate in Dorchester. The North East Quadrant is a mixed-use development stretching from Queen Mother Square at the heart of the development, to the ancient Poundbury Hillfort to the North East.

Crown Square acts as the focal point of this quadrant of Poundbury and includes large scale and architecturally eye-catching buildings with a mixture of commercial and residential uses.

## DESCRIPTION

The property comprises an attractive ground floor commercial unit with a prominent and well-presented frontage incorporating period features, including large, arched windows which provide excellent natural light.

The standard internal specification includes gas fired central heating, plastered and decorated wall finishes, two kitchenettes, two separate WCs and suspended track lighting. Additional features include power & data outlets, a fire alarm system (untested) and CCTV (untested).

The property includes three demised car parking spaces in the forecourt.

## ACCOMMODATION

We have measured the property with the following approximate net internal areas:

Description	Sq M	Sq Ft
Combined Unit Total	191.48	2,062

## TENURE

The premises are available to let by way of a new effective Full Repairing & Insuring lease for a term to be agreed.

## RENT

£31,500 per annum exclusive.

The rent is exclusive of VAT, service charge, insurance, business rates and utili-



## PLANNING

The property is considered suitable for planning uses falling within Class E of the Town & Country Planning (Use Classes) Order 1987.

## BUSINESS RATES

Currently, the VOA has assessed the property as three separate units. The property is to therefore be reassessed.

The Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually.

## EPC

The property has an energy rating of D – 83.

A copy of the full EPC & report is available on request.

## VIEWING

Strictly by appointment via the sole Agents, Sibbett Gregory.

## Sam Morgan

01202 661177

sam@sibbettgregory.com

## 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

