

TO LET GROUND FLOOR COMMERCIAL UNIT

UNIT C, 3 CROWN SQUARE (BUILDING 328) | POUNDBURY | DORCHESTER | DT1 3EN



**sibbett
gregory**

SUMMARY

- Ground floor unit of approx 68.75 sq m (740.04 sq ft)
- Class E planning use
- Suitable for a range of uses
- Attractive building incorporating period features.
- Allocated parking space



LOCATION

Crown Square 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 for 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 within a mixed-use building in Crown Square. The units in this building are south facing and located under an attractive colonnade, with a frontage to a new landscaped area in the middle of the development. The building provides many period features. The property includes one demised car parking space in the rear car park.

The standard internal specification includes a plastered ceiling, gas fired central heating, plastered and decorated internal wall finishes, kitchenette/staff room, fire alarm system & WC.

Approximate net internal floor areas are as follows:

	Sq M	Sq Ft
Sales/Office	63.65	685.09
Kitchen	5.11	54.95
Total	68.75	740.04

TENURE

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

RENT

£11,500 per annum exclusive.

The estimated annual rental is exclusive of VAT, service charge, insurance, business rates and utilities. Rent is payable quarterly in advance.



PLANNING

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

BUSINESS RATES

The property has a rateable value of £7,300. The Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually.

Businesses who can claim Small Business Rates Relief may be able to claim 100% rates relief on this property (no rates paid). Interested parties are therefore encouraged to contact the Local Rating Authority directly.

EPC

The property has an energy rating of B-27.

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

VIEWING

Strictly by appointment via the sole Agents, Sibbett Gregory:

Alastair Knott
01202 661177
alastair@sibbettgregory.com

Sam Morgan
01202 661177
sam@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