



RETAIL

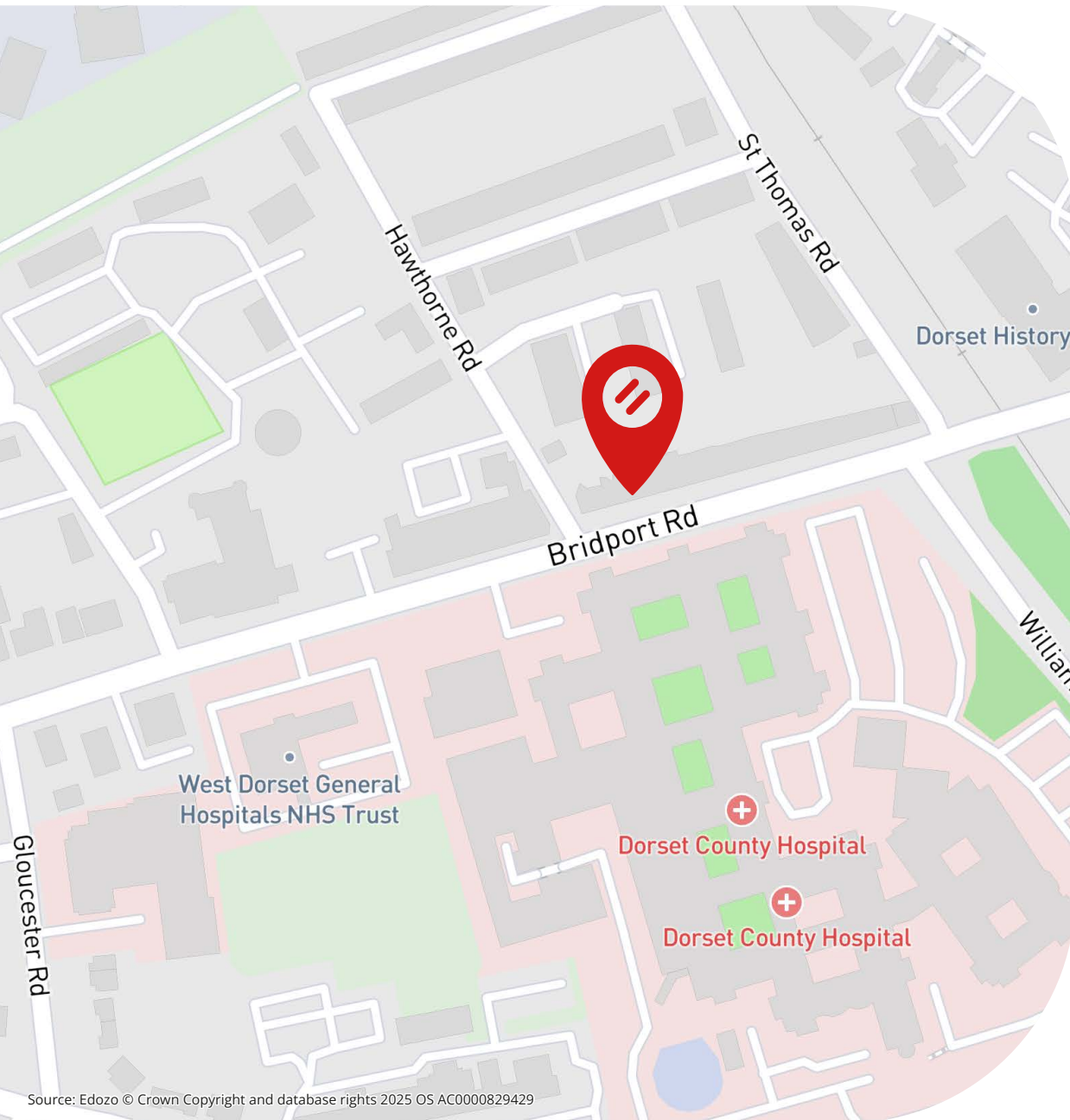
TO LET
Large Ground
Floor Retail
Premises
With Customer Car
Parking
3,541 SQ FT // 329.09 SQ M

Summary

- Large premises suitable for a variety of uses within Use Class E
- Comprising an open plan sales area with a convenient outside store
- The premises occupy a prominent position on bridport road opposite the Dorset County Hospital and adjacent to Sainsbury's Local
- Customer parking is located towards the rear of the premises

Quoting Rent: £63,500 pax





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Location

- The premises occupy a prominent trading position on Bridport Road
- Dorchester itself is an historic County and market town with a population of over 20,000 people
- Benefiting from significant tourist trade
- Surrounding villages also boost the shopping population to around 185,000 persons
- There are mainline links to London Waterloo and Bristol train stations and there are several pay and display car parks in the immediate area

Description

- The premises provides a large ground floor retail space
- A staff room/office is located at the rear of the premises along with a disabled WC and a convenient outside store
- Shared customer parking is available to the rear of the premises

Accommodation

Total net internal area approx.

sq m sq ft

329.09 3,541

Customer Car Parking

- -



Terms

The premises are available to let by way of a new full repairing and insuring lease, term and rent review pattern by negotiation, at a commencing rental of **£63,500 per annum**, exclusive of all other outgoings.

Rateable Value

£34,250 (1st April 2026)

Rate payable at 38.2p in the pound (Year commencing 1st April 2026)

EPC Rating

B - 43

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.



ref: s300152

Viewings

Strictly by prior appointment through the agents **Goadsby**, through whom all negotiations must be conducted.



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Important

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

IDENTIFICATION

Under Anti-Money Laundering Regulations and Financial Sanctions, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser or tenant once terms have been agreed.

FINANCIALS

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

 2B St Martins Place, Briport Road, Dorchester, Dorset, DT1 2FB



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goadsby.com