

# TO LET / FOR SALE GROUND FLOOR COMMERCIAL UNIT

21 BUTTERMARKE (UNIT 11A) | POUNDBURY | DORCHESTER | DT1 3AZ



## SUMMARY

- Approx 54.57 sq m (587 sq ft)
- Suitable for office or retail use
- Attractive frontage incorporating period features
- Unique development in Poundbury



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gregory**

## LOCATION

The Buttermarket is a mixed-use development within The Duchy of Cornwall's Poundbury Estate in Dorchester.

The development is characterised by nine feature buildings, providing 18 commercial units, located around a central square.

Existing occupiers within the Buttermarket include: Finca Coffee, Allure Beauty, Capellis Hair Salon, Buttermarket Stores & Post Office, Poundbury Pilates Studio, Dorchester Sports Injury Clinic & Sarah Dale Aesthetics. The Duchess of Cornwall Hotel and the Poundbury Square Bistro are also located nearby.

## DESCRIPTION

The property comprises a ground floor commercial unit of approximately 54.57 sq m (587 sq ft) with a highly attractive frontage incorporating period features.

The internal specification includes a suspended ceiling with lighting tracks and bulkhead with spotlights to window, gas fired central heating, plastered and decorated internal wall finishes, screed floor, power and data outlets together with a cloakroom and rear access.

Floor plans are available on request.

## TENURE

The premises are available either to let by way of a new effective Full Repairing & Insuring lease for a term to be agreed or, alternatively, for sale on a long leasehold basis.

## RENT/SALE PRICE

Terms for a new lease or a sale on a long leasehold basis are as follows:

Rent (per annum)	Long leasehold sale price
£9,100	£110,000

Rent and prices are exclusive of VAT, service charge, insurance and business rates.



## PLANNING

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

Alternative uses will also be considered subject to the necessary consents.

## SERVICE CHARGE

A service charge will be payable in respect of the maintenance and repair of the building as a whole, external window cleaning, building insurance and management costs. Further details are available from the agents.

## BUSINESS RATES

The property has a rateable value of £8,700, with effect from 1st April 2026. 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 is to be assessed.

## VIEWING

Strictly by appointment via the sole Agents, Sibbett Gregory.

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### 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