

TO LET/FOR SALE ATTRACTIVE RETAIL UNIT WITHIN THE BUTTERMARKE
3 BUTTERMARKE | POUNDBURY | DORCHESTER | DT1 3AZ



**sibbett
gregory**

SUMMARY

- Approx 47.34 sq m (509.6 sq ft)
- Class E use
- Attractive frontage incorporating period features
- Excellent position within the Buttermarket.



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 with a highly attractive frontage incorporating period features. The internal specification includes a suspended ceiling, laminate wood effect flooring, Cat II inset lighting, gas fired central heating, plastered and decorated internal wall finishes, kitchenette, power & data outlets, fire alarm system & WC.

Approximate net internal floor areas are as follows:

TOTAL – 47.34 sq m (509.6 sq ft)

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.

PLANNING

The property benefits from a Class E planning consent.

RENT/SALE PRICE

Rent (per annum)	Long leasehold sale price
£9,750	£100,000

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



BUSINESS RATES

The property has a rateable value of £7,800. 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-38.

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