

TO LET / FOR SALE ATTRACTIVE GROUND FLOOR COMMERCIAL UNIT
1 CROWN GATE (UNIT A, BUILDING 350), POUNDBURY, DORCHESTER, DT1 3EG



**sibbett
gregory**

SUMMARY

- Ground floor unit of approx 84.94 sq m (914.29 sq ft)
- Class E planning use
- Suitable for a range of uses (including office or retail use)
- Attractive building incorporating period features
- Allocated parking space



LOCATION

I Crown Gate forms part of a mixed-use building located at the eastern end of Crown Street East on the corner of Crown Gate Square, within the North East Quadrant, one of the newest phases of development at 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.

DESCRIPTION

The property comprises a ground floor commercial unit (constructed in 2021) and benefits from many attractive period features. The property includes one demised car parking space in the rear car park.

The internal specification includes a plastered ceiling, gas fired central heating, plastered and decorated internal wall finishes, laminate flooring, lighting, kitchenette/staff room, fire alarm system & WC. Unit A benefits from a separate access to the rear car park.

Approximate net internal floor areas are as follows:

	Sq M	Sq Ft
Sales/Office	79.89	859.71
Kitchen	5.07	54.57
Total	84.94	914.29

TENURE

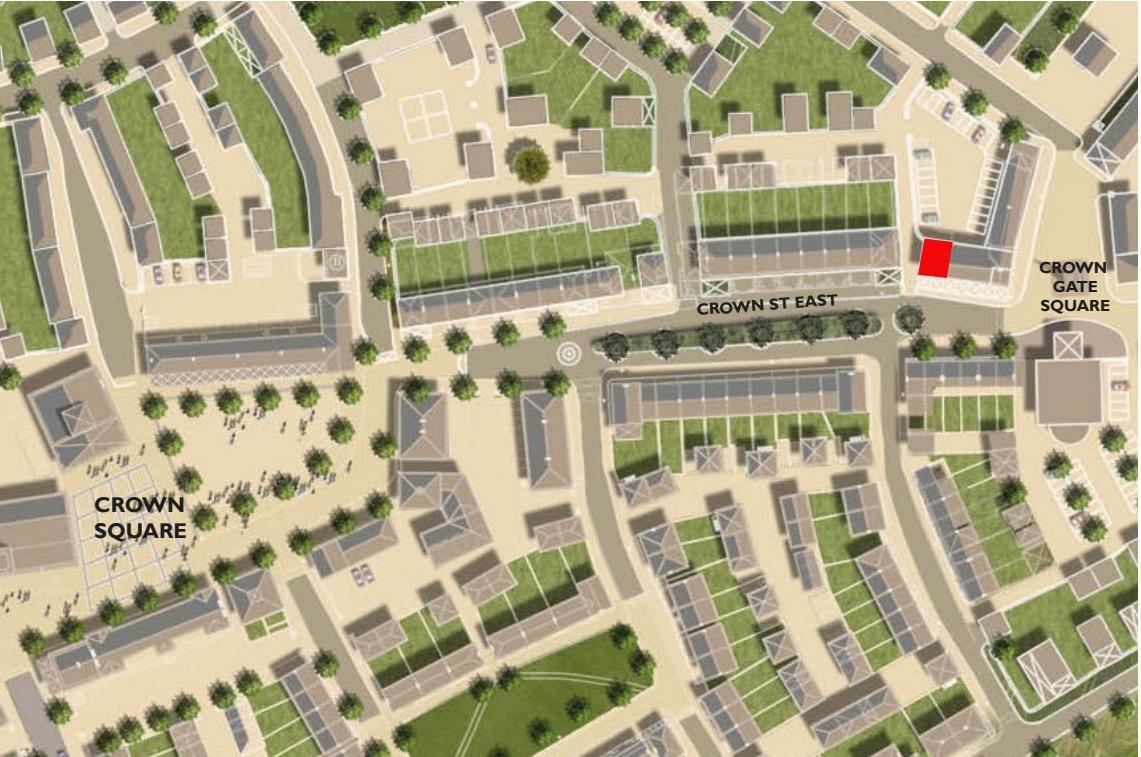
The premises are available either to let by way of a new effective Full Repairing & Insuring lease for a term to be agreed or, alternatively, for sale on a long leasehold basis.

RENT / SALE PRICE

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

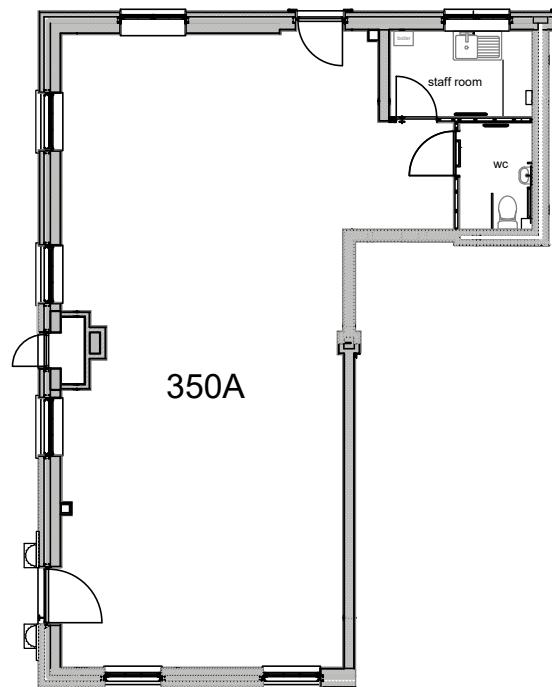
Rent (per annum)	Long leasehold sale price
£12,500	£160,000

PLEASE NOTE: Rents and prices are exclusive of service charge, rates, insurance and VAT





INDICATIVE FLOOR PLAN



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 current rateable value of £9,000 increasing to £12,250 from the 1st April.

The property may be subject to small business rates relief or transitional rates relief and interested parties are encouraged to contact the local rating authority directly.

EPC

The property has an Energy Rating of A-25.

VIEWING

Strictly by appointment via the sole agents Sibbett Gregory:

Alastair Knott
T: 01202 661177
E: 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