



**49 & 50 South Street**

Dorchester, DT1 1DW

## Former Bank Premises

**10,278 sq ft**

(954.86 sq m)



- Prominent position in town centre
- Grade II Listed
- Freehold
- All interest to be logged via Offr. Please scan the QR code.

## Summary

<b>Available Size</b>	10,278 sq ft
<b>Price</b>	Offers in excess of £680,000
<b>Rates Payable</b>	£49,950 per annum
<b>Rateable Value</b>	£90,000
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D

## Location

Dorchester, the county town of Dorset, is a relatively small but popular market town with a population of around 20,000 people as of the 2021 census. It sits around 8 miles from Weymouth and the south coast, directly to the south, and 29 miles west of Bournemouth. The town has a strong retail offering with Waitrose, Robert Dyas, Boots, Holland and Barrett, Waterstones and Estee Lauder all in close proximity to the subject property. To the south of the center is the Brewery Square scheme which opened in 2013 where occupiers include Odeon, Loungers, Brewhouse, Costa and Premier Inn.

## Description

The opportunity consists of two adjoining Freehold's; 49 & 50 South Street. The left hand, 49 South Street comprises what was the operating branch, with offices above. The buildings both consist of ground, first and second floors, with an additional third floor on no.50. To the rear of no.49 there is parking for 7 cars, with 9 more spaces behind no.50.

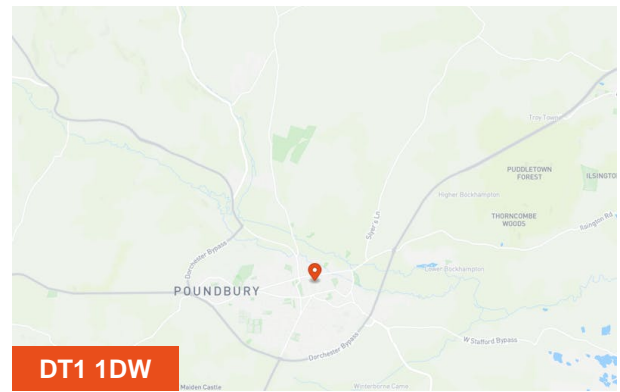
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Sales	3,543	329.16	Available
Ground - Ancillary	1,080	100.34	Available
Mezzanine - Ancillary	1,105	102.66	Available
1st - Ancillary	1,812	168.34	Available
2nd - Ancillary	1,970	183.02	Available
3rd - Ancillary	768	71.35	Available
<b>Total</b>	<b>10,278</b>	<b>954.87</b>	

## Anti-Money Laundering

In accordance with current Anti-Money Laundering (AML) regulations, the purchaser will be required to satisfy the vendor and their agents regarding the source of funds used in order to complete the transaction.



## Viewing & Further Information

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