

# 47 South Street, Dorchester

## Prime Shop To Let or Sale

### Location

Dorchester is the affluent county town of Dorset and benefits from the recently developed Brewery Leisure scheme and the nearby Duchy of Cornwall development at Poundbury.

The subject premises are situated in a prime position on South Street opposite Fat Face and close to New Look, Waterstones, ProCook, Waitrose and Superdrug.

### Accommodation

The premises comprises the following approximate net internal floor area:

Description	Sq ft	Sq m
Ground floor	6,583	612
First Floor	5,548	515
Second Floor	739	68



### Rent

£185,000pax

### Business Rates

Rateable Value: £121,000 pax

Interested parties are advised to make their own enquiries with the VOA.

### EPC

Available on request.

### Legal Costs

Each party is to be responsible for their own legal costs.

### Lease

The premises is available by way of a new Lease for a term to be agreed.

### Freehold

Our clients will also consider a sale of the Freehold interest.

### Use

Class E use.

**For further information or to arrange a viewing, please contact:**

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**or**

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