



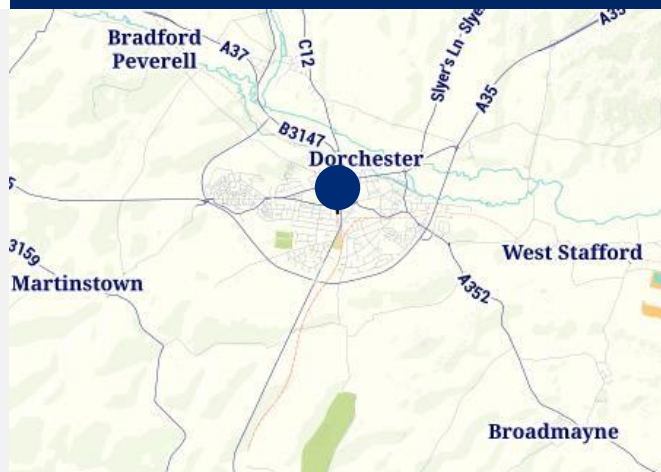
Sanderson
Weatherall

**TO LET BY WAY OF
ASSIGNMENT / SUB LEASE**



Unit A, Great Western House, Great Western Road, Dorchester DT1 1RD

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- To let by way of assignment / sub-let
- Retail unit with A2 planning
- Ground Floor Retail & Ancillary
- 65.90 sq m (709 sq ft)

Description

The property comprises a ground floor mid-terrace retail premises situated opposite Dorchester West train station.

Internally the accommodation provides 65.90 sq m (709 sq ft) of retail accommodation.

The premises benefit from A2 use consent, and may be suitable for A1, A3 or A5 use, subject to planning permission.

Tenure

The property is available by way of an assignment or sub-letting of an existing lease which expires in June 2020. The lease is drawn on effective FRI terms.

Location

The property is located on the North side of Great Western Road in an established parade to the south western fringe of the town centre opposite Dorchester West train station.

Surrounding occupiers include; Dominos, Gibbs & Dandy and The Range.

Accommodation

Floor	Area Sq M	Area Sq Ft
Ground floor Retail/Ancillary	65.90	709
*Source -VOA		

Rateable Value

Rateable Value - £13,250 (2017 Rating List).

Rent

£9,120 per annum exclusive.

VAT

All references to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise.

EPC

A copy of the EPC is available upon request.



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