



18 Buttermarket, Poundbury, Dorchester,
Dorset, DT1 3AZ

To Let / For Sale
£9,650 per annum / £120,000
EPC Rating: B

- An attractive B1 (office) or A1 (retail) property within a popular Poundbury area.
- Gross internal area of approx. 632 Sq Ft.
- Local occupiers include Finca Coffee, Allure Beauty, Post Office, Poundbury Pilates Studio and many more.

Location and Description

The Buttermarket is a mixed-use development within The Duchy of Cornwall's Poundbury Estate in Dorchester.

The property is located around the central square development which is characterised by nine feature buildings, providing 18 commercial units.

Present occupiers within the Buttermarket include: Finca Coffee, Allure Beauty, Capellis Hair Salon, Boo's Toy Shop, Magpie Gifts, Bramble Café & Deli, Buttermarket Stores & Post Office, Fireplace and Stove Centre, Poundbury Pilates Studio, Dorchester Sports Injury Clinic & Wessex ECO Energy.

Externally the property has a very attractive frontage incorporating period features. Internally the property comprises a suspended ceiling, laminate wood effect flooring, Cat II inset lighting, gas fired central heating, kitchenette, power & data outlets, fire alarm system, shower & WC. The property also currently comprises various internal partitions that can either be retained or removed prior to completion.

Accommodation

All measurements are approximate

Ground floor gross internal area of approx. 632 Sq Ft.

Tenure and Rental

The property is available by way of new effective full repairing and insuring lease for a term to be agreed.

Approximate rental figure would be circa £9,650 per annum.

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

Finance Act 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction.

Energy Performance Certificate

EPC Rating: B

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Services

The property benefits from mains supply of gas, electricity, water and drainage. No tests have been carried out in respect of the services and we are therefore unable to comment on the condition thereon.

Code for Leasing Business Premises

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website:-

www.leasingbusinesspremises.co.uk

Viewing

Strictly by appointment through the Sole Agent.

Contact Info:

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