

Dorchester - 15 Cornhill, Dorset DT1 1BJ
Three-Storey Retail Premises to Rent



BLUE ALPINE

PROPERTY CONSULTANTS



Dorchester - 15 Cornhill, Dorset DT1 1BJ

Three-Storey Retail Premises to Rent



Property Features:

- Comprises three-storey retail premises
- Suitable for variety of uses (Class E)
- Total area size: 281.46 sq m (3,029 sq ft)
- VAT is applicable to this property
- Available on a new long-term lease
- Terms to be agreed by negotiation
- Occupiers close by include Boots Opticians, The Works, British Heart Foundation, Costa Coffee, H. Samuel, and many more.



Dorchester - 15 Cornhill, Dorset DT1 1BJ

Three-Storey Retail Premises to Rent



Property Description:

Comprises large three-storey former bank premises with additional storage at basement, providing the following accommodation and dimensions:

Ground Floor: 108.96 sq m (1,173 sq ft)

Open plan retail, Offices, Storage

Basement: 34.13 sq m (367 sq ft)

Storage

Mezzanine: 16.9 sq m (182 sq ft)

Storage, Ladies WC

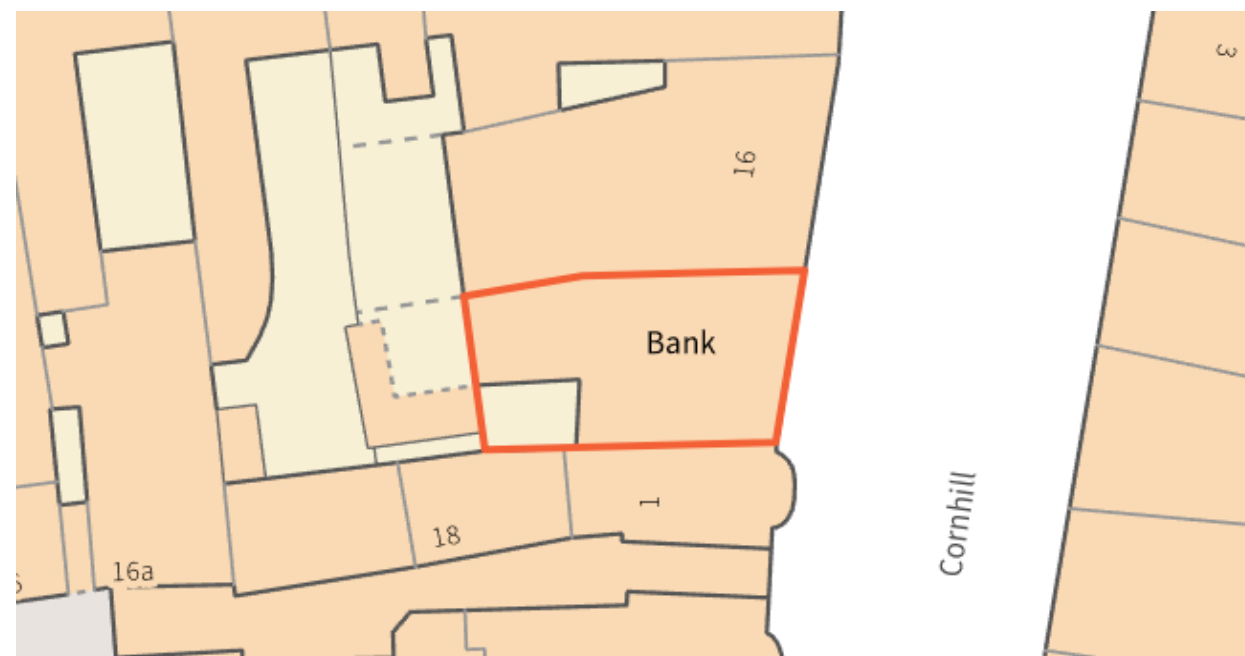
First Floor: 82.94 sq m (893 sq ft)

Offices, Storage, Gents WC

Second Floor: 38.53 sq m (414 sq ft)

Offices, Kitchen

Total area size: 281.46 sq m (3,029 sq ft)



Dorchester - 15 Cornhill, Dorset DT1 1BJ

Three-Storey Retail Premises to Rent



Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £480.77 + VAT per week (PCM: £2,083.33 + VAT)

Deposit: £6,250 (3 Months)

Rateable Value:

Rateable Value - £40,250 p.a.

Rates Payable - £20,600 p.a.

EPC:

The property benefits from a D Rating. Certificate and further details available on request.



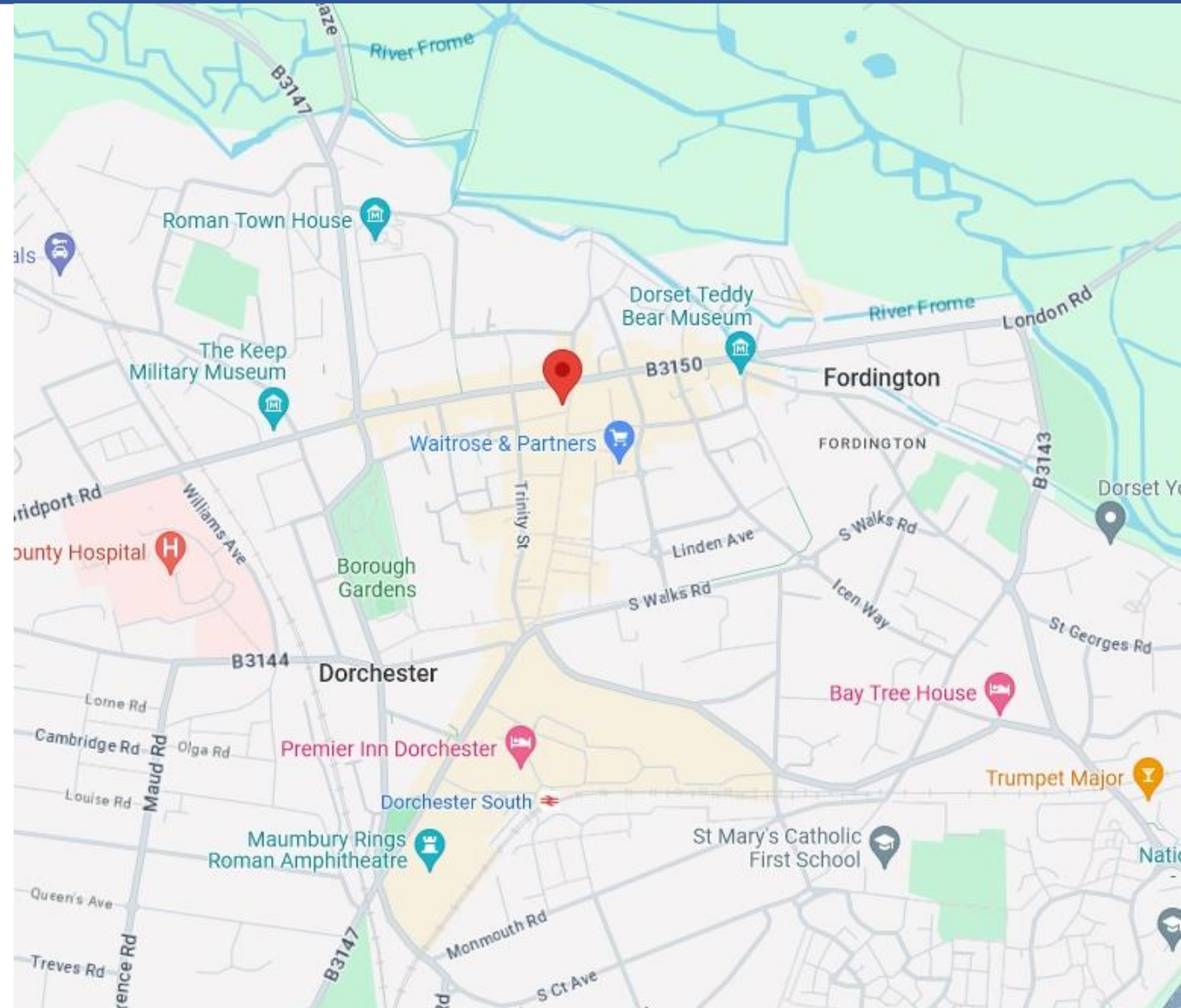
Dorchester - 15 Cornhill, Dorset DT1 1BJ

Three-Storey Retail Premises to Rent



Location:

Dorchester is the county town of Dorset, England. It is situated between Poole and Bridport on the A35 trunk route. A historic market town, Dorchester is on the banks of the River Frome to the south of the Dorset Downs and north of the South Dorset Ridgeway that separates the area from Weymouth, 7 miles to the south. The property occupies a prime pedestrianised trading thoroughfare of South Street adjacent to Boots Opticians and nearby to White Stuff, The Works, British Heart Foundation and Costa Coffee.

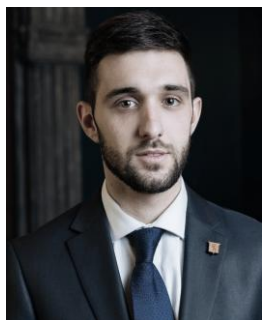


Dorchester - 15 Cornhill, Dorset DT1 1BJ

Three-Storey Retail Premises to Rent

Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



Sam Georgev – VP Sales & Lettings
M: +44(0)75545 57088
E: sam@bluealpine.com



Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



Address:

Blue Alpine Partners Limited
Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ
Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

Disclaimer: Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease.