

PRIME SHOP TO LET

DORCHESTER

UNIT 3

45/47A SOUTH STREET



Description

The property is located in the prime pedestrianised section of South Street and is adjacent to **Card Factory** and **Poundland**. Nearby occupiers include **Mountain Warehouse**, **Fat Face**, **Waterstones**, **New Look**, **Superdrug**, **Barclays** and **WH Smith**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged over ground and first floors, comprising the following approximate areas:

Ground Floor Sales	2,307 sq. ft.	(214.32 sq. m)
First Floor Ancillary	2,170 sq. ft.	(201.59 sq. m)

Lease

The premises are available, subject to vacant possession, on a new full repairing and insuring lease for a term to be agreed.

Rent

£75,000

per annum exclusive.

Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£91,000
UBR (20/21)	0.512p

All parties are to be advised to make their own enquiries to the relevant authority.

EPC

The property has an EPC rating of C 65. A full report is available upon request.

Legal Costs

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

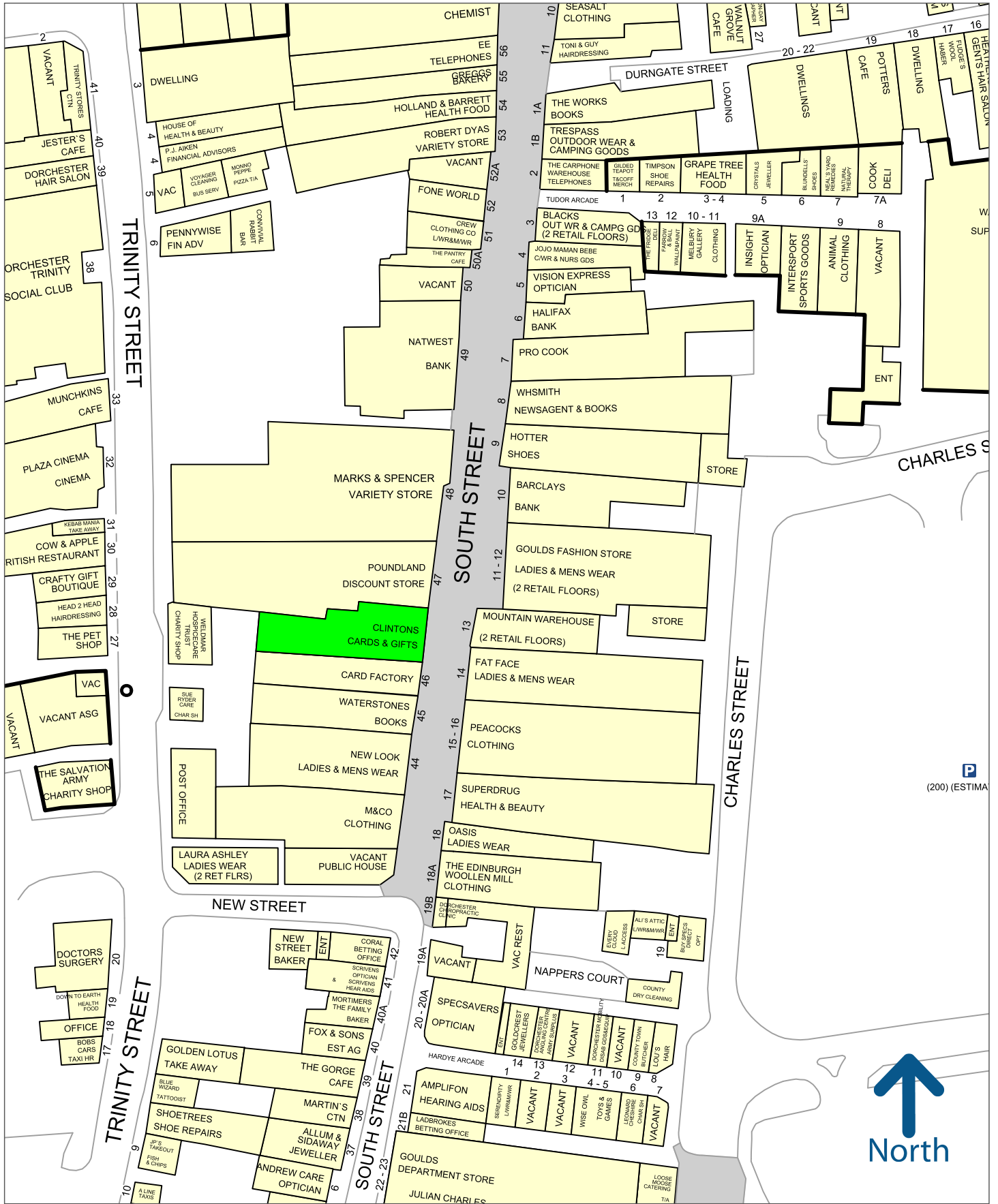
Viewing

Strictly via appointment through sole letting agents, **Green & Partners**, contacting:

Harry Jeffery 020 7659 4837
harry.jeffery@greenpartners.co.uk

Mike Willoughby 020 7659 4827
mike.willoughby@greenpartners.co.uk

Subject to Contract



50 metres

Experian Goad Plan Created: 11/03/2021
Created By: Green and Partners



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