

Dorchester

3 South Terrace

South Street

Dorset

DT1 1DE

- Freehold Town Centre Shop Investment
 - Attractive market town
 - Let to Baby Birds Ltd (with personal guarantee) on a lease expiring in 2024 (1)
 - Includes a maisonette (2)
 - Rent Review 2018
 - No VAT applicable
 - Current Rent Reserved
- £24,000 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location

Dorchester, with a population of some 19,000, is an attractive and prosperous market town located some 7 miles north of Weymouth and 29 miles west of Bournemouth. Transport links are good with the A35, A37 and A354 trunk roads converging around the town. The property is situated on the west side of South Terrace, close to its junction with South Street. The property is a short distance south of the pedestrianised section of South Street. To the rear of the property and accessed from Trinity Street is extensive public car parking. Occupiers close by include Oxfam (opposite), Ladbroke's, Iceland, Specsavers, Subway, M&Co, Laura Ashley, The Edinburgh Woollen Mill and a number of local occupiers.

Description

The property is arranged on basement, ground and three upper floors to provide a retail unit on the ground floor along with basement storage and staff ancillary and further storage accommodation on the first floor. (2) An internal staircase leads to the second and third floors, which are arranged as a maisonette comprising three rooms, kitchen and bathroom. In addition there is car parking at the rear.

The property provides the following accommodation and dimensions:

Gross Frontage	8.00 m	(26' 3")
Net Frontage	5.20 m	(17' 1")
Shop Depth	9.50 m	(31' 2")
Basement	38.2 sq m	(411 sq ft)
Ground Floor	57.4 sq m	(618 sq ft)
First Floor	48.6 sq m	(523 sq ft)
Total	144.2 sq m	(1,552 sq ft)

NB. Not measured by Allsop, floor areas sourced from www.voa.gov.uk

Tenancy

The entire property is at present let to BABY BIRDS LIMITED (with personal guarantee) for a term of 9 years from 28th September 2015 at a current rent of £24,000 per annum. The lease provides for rent reviews every third year of the term and contains full repairing and insuring covenants. (1) The lease contains tenant's break options in the third and sixth years of the term.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

EPC Rating 67 Band C (Copy available on website).

