

**TO LET / FOR SALE** GROUND FLOOR COMMERCIAL UNIT

THE PEDIMENT | 17 BUTTERMARKET | POUNDBURY | DORCHESTER | DT1 3AZ





## LOCATION

The Buttermarket is a mixed use development within the South West Quadrant of The Duchy of Cornwall's Poundbury Estate. The development is characterised by nine feature buildings, providing 18 commercial units, located around a central square. The subject property is situated in an excellent position in the centre of The Buttermarket.

## DESCRIPTION

The property comprises a ground floor commercial unit with a highly attractive portico frontage incorporating period features.

The ground floor is currently configured with a main area to the front with a separate space to the rear with kitchen accommodation. There is also scope for external seating under the colonnade to the front of the property.

The internal specification includes gas fired central heating, plastered and decorated internal wall finishes, power & data outlets, fire alarm system & WC.

Approximate net internal floor areas are as follows:

	Sq M	Sq Ft
Main area / sales space	42.8	460
Rear kitchen / office	15.47	167
Rear ancillary space	4.29	46
<b>Total</b>	<b>62.56</b>	<b>673</b>

## TENURE

The premises are available either to let by way of a new effective Full Repairing & Insuring lease for a term to be agreed or, alternatively, for sale on a long leasehold basis.

## RENT / SALE PRICE

Terms for a new lease or a sale on a long leasehold basis are as follows:

Rent (per annum)	Long leasehold sale price
£13,000	£135,000

PLEASE NOTE: Rents and prices are exclusive of service charge, rates, insurance and VAI.





## PLANNING

The property is considered suitable for planning uses falling within Class E of the Town & County Planning (Use Classes) Order 1987. Alternative uses may also be considered subject to the necessary consents.

## BUSINESS RATES

The property has a rateable value of £10,750. The Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the government annually.

Businesses who can claim Small Business Rates Relief may be able to claim 100% rates relief on this property (no rates paid).

## EPC

The property has an energy rating of B-37. A copy of the full EPC is available on request.

## VIEWING

Strictly by appointment via the sole agents Sibbett Gregory:

Joe Lee  
T: 01202 661177  
E: [joe@sibbettgregory.com](mailto:joe@sibbettgregory.com)



## FINANCE ACT 1989

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending Purchaser or Lessee must satisfy themselves as to the incidence of VAT in respect of any transaction.

## IMPORTANT NOTE

At no time has a structural survey been undertaken and appliances have not been tested. Interested parties should satisfy themselves as necessary as to the structural integrity of the premises and condition and working order of services, fixtures and fittings.

## IDENTIFICATION

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering - the requirements derive from Statute. A form will be sent to the proposed tenant/purchaser to ensure compliance