

01935 415454

www.chesterscommercial.com

**Chesters**  
Commercial



GI impression. Units under construction.

Unit B Crown Street West, Poundbury, Dorchester, Dorset

**Retail / Office /Studio  
FOR SALE / TO LET**

1,114 sq. ft. (103.5 sq m) (G.I.A.)

Close to Queen Mother Square

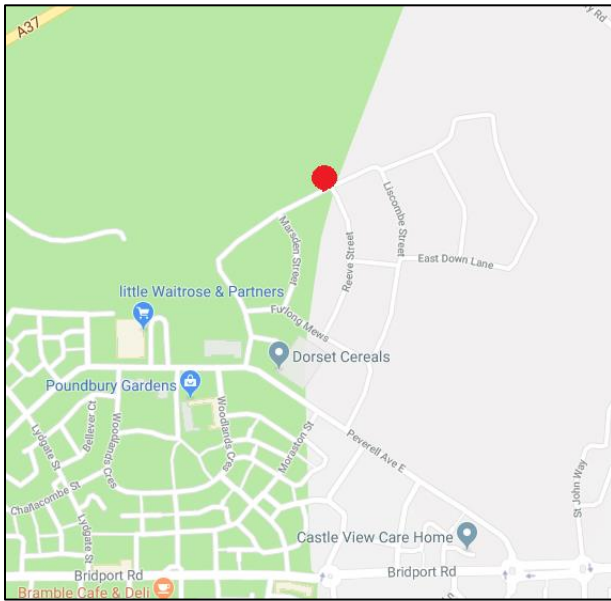
Available to buy or lease

Anticipated completion of construction is May 2019



## LOCATION

The unit is located on Crown Street West in the North East Quadrant of Poundbury. It is ideally located for the new Damers School and a short walk from Waitrose and The Duchess of Cornwall Inn. There are a number of public car parks in close proximity.



## DESCRIPTION

As can be seen from the CGI the building provides a substantial and imposing mixed use building. The upper parts are residential, and the ground floor provides three commercial units ideal for retail, office or studio use. Each unit is currently available and benefits from 2 parking spaces in courtyard.

The unit will be fitted out to a good specification including disabled WC, kitchen, and electric heating.

## ACCOMMODATION

(All areas are off plan gross internal)

Unit B 1,114 sq. ft (103.5 sq. m).

## SERVICES

Mains water and electricity.

## TENURE

Freehold – 999 years + share of Freehold via the Management Company

Leasehold – Short term leases are available on terms to be agreed and subject to references and deposits.

## PRICE

Unit B - £245,000

## RENT

Unit B - £18,500 per annum

## BUSINESS RATES (Draft 2017 Valuation)

It is anticipated that the unit will be eligible for small business rate relief if applicable.

## SERVICE CHARGE

There will be a service charge in respect of the building, estate, its running and upkeep.

## ENERGY PERFORMANCE CERTIFICATE

Will be available upon completion

## VAT

VAT is applicable

## VIEWING

For further information, please contact the Sole Agents, **Chesters Commercial Ltd: Tel: (01935) 415454**  
Email: [info@chesterscommercial.com](mailto:info@chesterscommercial.com)

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