

Unit 2, 5 Crown Square, Poundbury, Dorchester DT1 3EN

FOR SALE / TO LET

Area: 878.00 sq ft (81.57 sq m) | Rent: £13,250 PA | Price: £175,000 |

LOCATION:

One of five newly constructed units on Crown Square which will be one of Poundbury's most prestigious, and a few minutes walk from Queen Mother Square. Local traders include Waitrose and the Duchess of Cornwall Inn. Crown Square is in the north east quadrant of Poundbury in a mixed use environment.

KEY FEATURES:

- Brand new unit
- Overlooking Crown Square
- 2 car parking spaces
- Flexible space with 3 entry points
- Electric heating

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DESCRIPTION:

Unit 2 is the centre unit of a terrace of three commercial properties with residential units above. The unit is ideal for a variety of uses including retail, office, studio etc. The property is fitted with disabled WC, kitchen, electric heating and rear access.

FLOOR AREA:

FLOOR	AREA sq ft	AREA sq m
Floor Area	878.00	81.57
TOTAL	878.00 sq ft	81.57 sq m

TENURE: SALE: Long leasehold- 999 years + share of Freehold via the Management Company Leasehold
LEASE: Short term leases are available on terms to be agreed and subject to references and deposits.

EPC: A 23

VAT: VAT is applicable

LEGAL COSTS: Each party to be responsible for their own costs

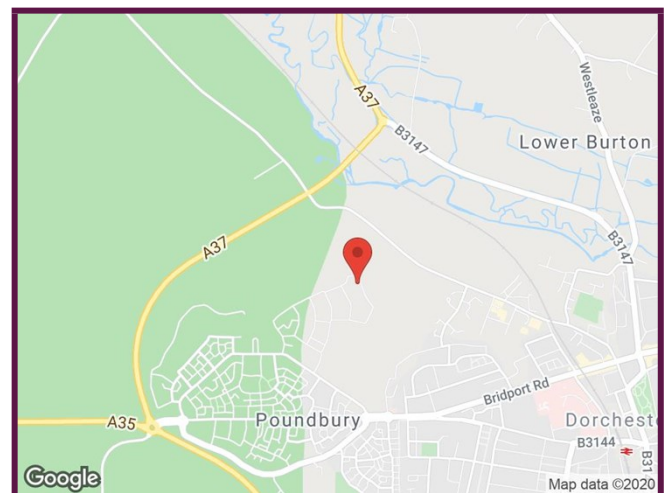
RATES: It is anticipated that the units will be eligible for small business rate relief if applicable.

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

CONTACT:



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