



27 Crown Street West, Pouldbury, Dorchester DT1 3FQ

FOR SALE / TO LET

Area: 857.00 sq ft (79.62 sq m) | Rent: £14,500 PA | Price: £190,000 |

LOCATION:

The shop 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.

KEY FEATURES:

- Close to queen Mother Square
- Disabled WC
- Electric heating
- 2 car parking spaces
- Kitchen

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DESCRIPTION:

This end of terrace unit is currently available. 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 and benefits from 2 parking spaces. The unit is fitted out to a good specification including a disabled WC, kitchen and electric heating.

FLOOR AREA:

FLOOR	AREA sq ft	AREA sq m
Floor Area	857.00	79.62
TOTAL	857.00 sq ft	79.62 sq m

TENURE: SALE: Long leasehold - 999 years + share of Freehold via Management Company Leasehold.

LEASE: Short term leases are available on terms to be agreed and subject to references and deposits.

EPC: Under Review

VAT: VAT is applicable

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

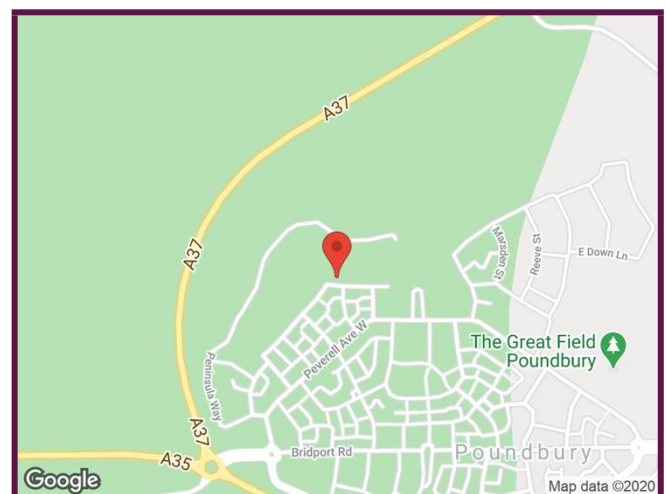
RATES: A search on the Valuation Office Agency website states a Rateable Value of £110,250. This is not the amount you will pay. It is anticipated that the units will be eligible for small business rate relief if applicable.

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

CONTACT:



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