

## 6 Crown Square, Poundbury, Dorchester DT1 3EN

### FOR SALE / TO LET

Area: 995.00 sq ft (92.44 sq m) | Rent: £15,000 PA | Price: £200,000 |

#### LOCATION:

The property is located in the popular town of Poundbury. Poundbury, built on Duchy of Cornwall land, is currently home to 4,150 people in a mix of private and affordable housing, as well as providing employment for 2,300 people working in more than 207 shops, cafés, offices and factories. A further 550 people are employed in construction across the site. As an urban extension to Dorset's county town of Dorchester, Poundbury is well connected by the A35 and A37 alongside the two train stations located in Dorchester.

The property is located on Crown Square in the North East Quadrant of Poundbury. It is ideally located for the new Damers School and a short walk to The Queen Mothers Square where there is a Waitrose and The Duchess of Cornwall Inn along with an extensive public car park.

#### KEY FEATURES:

- New development located on Crown Square
- Suitable for a variety of uses
- Close to a number of private car parks
- Short walk to Queen Mother Square
- Modern ground floor unit
- Kitchen and disabled WC
- 2 allocated car parking spaces

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### DESCRIPTION:

Crown Square is a substantial mixed use development comprising 2 commercial units with the upper parts of the building used for residential accommodation.

The property comprises a ground floor large lock up retail/studio/office ideally suited for a variety of uses. The property benefits from a galley kitchen, disabled WC and electric heating. To the rear of the property is a door leading to a private courtyard car park where there are two allocated car parking spaces. The property has recently been completed to a high standard so is ready for tenant fit out.

### FLOOR AREA:

FLOOR	AREA sq ft	AREA sq m
Floor Area	995.00	92.44
<b>TOTAL</b>	<b>995.00 sq ft</b>	<b>92.44 sq m</b>

**TENURE:** Short term leases are available on terms to be agreed and subject to references and deposits

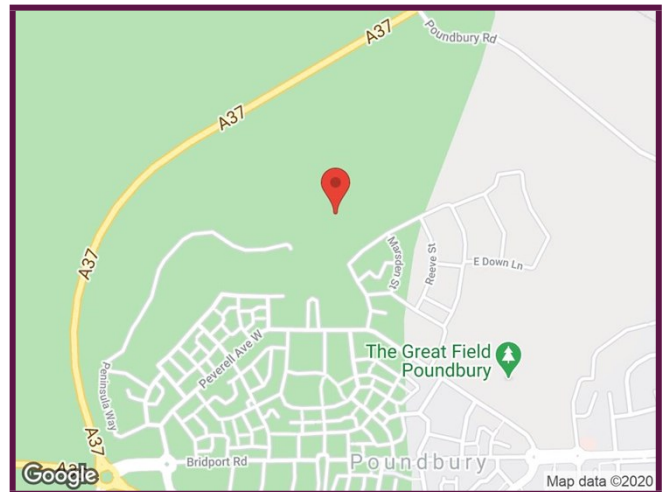
**EPC:** A **VAT:** VAT is applicable

**LEGAL COSTS:** Each party to be responsible for their own legal costs **RATES:** To be confirmed

### CONTACT:



**Chesters Harcourt**  
01935 415454  
info@chestersharcourt.com



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