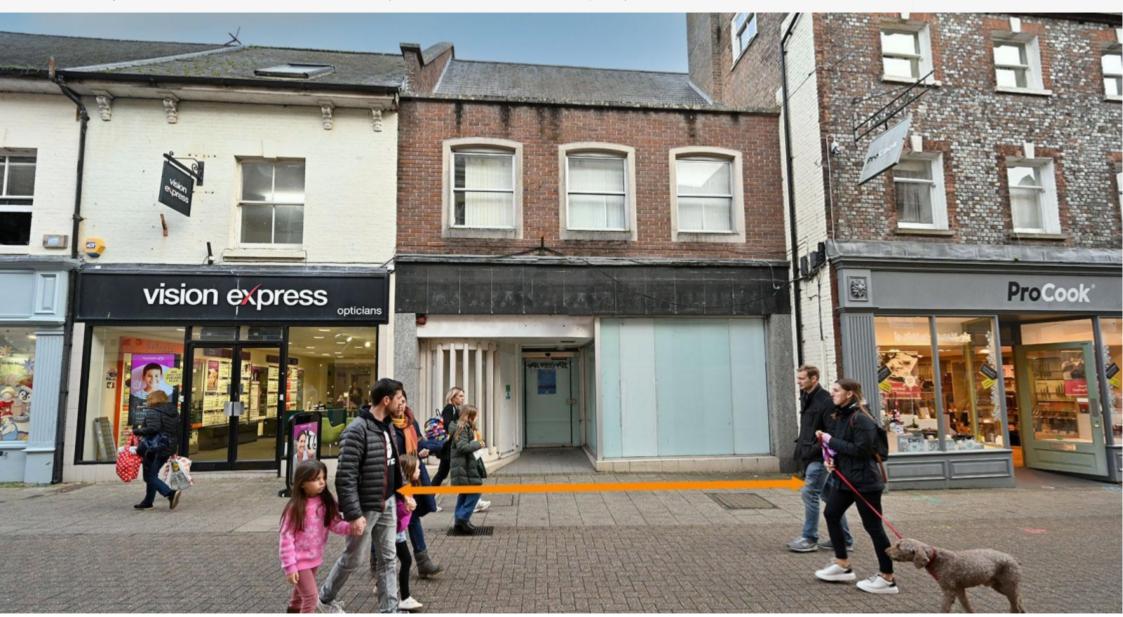
# **Dorset DT1 1BE**

For sale by Auction on 13th December 2023 (unless sold or withdrawn prior)





**Freehold Retail Opportunity** 

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### **Property Information**

### Freehold Retail Opportunity

- Prime shop in affluent town centre location
- Popular tourist and retailing destination
- Approximate floor area of 300.00 sq. m. (3,227 sq. ft.)
- Change of use potential (subject to consents)
- Nearby occupiers include Waitrose, NatWest, Barclays, Waterstones, WHSmith, Mountain Warehouse
- VAT Free Investment

Lot Auction

21 13th December 2023

**Vacant Possession** 

Available

Sector

High Street Retail/Residential/Development **Status** 

**Auction Venue** 

Live Streamed Auction

### Location

Miles 22 miles west of Bournemouth, 45 miles west of Exeter

A345, A35, A37 **Roads** 

Dorchester South Railway Station, Dorchester West Railway Rail

Station

Bournemouth Airport Air

#### Situation

Dorchester is the county town Dorset and a busy and popular tourist and retailing destination. The property is situated on the east side of South Street in a prime pedestrianised retailing position. Nearby occupiers include Waitrose, NatWest Bank, Barclays Bank, Waterstones, WHSmith, Mountain Warehouse and many further national and local retailers.

#### **Tenure**

Freehold

### Description

The property comprises a former bank building comprising retail accommodation on the ground floor, ancillary accommodation in the basement and office accommodation on the first floor. The property benefits from rear access via Charles Street. The property may be suitable for change of use subject to the necessary consents.

#### VAT

VAT is not applicable to this lot.

### **Completion Period**

Five week completion

These particulars are for your convenience only. They do not form part of the auction and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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## **Tenancy & Accommodation**

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Possession
Ground Basement First	Former Banking Hall Ancillary Office/Ancillary	142.50 59.40 98.10	(1,533) (639) (1,055)	VACANT POSSESSION
Total		300.00	(3,227) (1)	

<sup>(1)</sup> The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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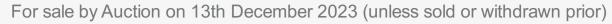
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**Freehold Retail Opportunity** 

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Freehold Retail Opportunity

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### **Contacts**

#### **Acuitus**

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#### **Seller's Solicitors**

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Abigail Mitchell +447920049142 abigail.mitchell@cripps.co.uk

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Freehold Retail Opportunity