

Lot 21, 6 South Street, Dorchester,

Dorset DT1 1BE

For sale by Auction on 13th December 2023 (unless sold or withdrawn prior)



Freehold Retail Opportunity

www.acuitus.co.uk

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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

21

Auction

13th December 2023

Vacant Possession

Status

Available

Sector

High Street
Retail/Residential/Development

Auction Venue

Live Streamed Auction

Location

Miles

22 miles west of Bournemouth, 45 miles west of Exeter

Roads

A345, A35, A37

Rail

Dorchester South Railway Station, Dorchester West Railway Station

Air

Bournemouth Airport

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

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Tenancy & Accommodation

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

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

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September 2020