

TO LET

Flexible Commercial Space in
Landmark Town Centre Development

Princes House, Princes Street, Dorchester, Dorset, DT1 1TP

Key Features

- Prominent Central Location in Historic County Town
- Currently Undergoing Conversion & Refurbishment
- Flexible Space over Ground Floor & Basement Levels
- Suit Broad Range of Occupiers (subject to requisite consents) Including Retail, Professional Services, Medical & Leisure Uses



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Minster Chambers, 43 High Street, Wimborne, Dorset, BH21 1HR

Location & Description

Dorchester is the county town of Dorset and is located approximately 30 miles west of Bournemouth, 8 miles north of Weymouth and 24 miles west of Poole. The A35 provides good road communications eastwards to the A31/M27 and westwards to Exeter.

The town's mainline railway station, approximately 1 km from the property, provides services to London Waterloo and Bristol Temple Meads.

Dorchester has a population of 21,366 (2021 census) and the town has a vibrant centre with many national retailers trading alongside quality independent businesses. Recent years have seen significant development in Dorchester including the Dutchy of Cornwall's celebrated Poundbury development and also Brewery Square, a mixed-use development in the town centre on the site of the former Eldridge Pope brewery. This features a cinema and a range of hospitality and retail businesses.

Princes House occupies an excellent and prominent trading location in the heart of the town fronting High West Street at its junction with Trinity Street. The lower end of the property, formerly occupied by Argos, is also prominently situated fronting Trinity Street at its junction with Princes Street.

Princes House is currently undergoing redevelopment by our clients to provide 35 new apartments arranged over the upper floors with commercial space available on the ground floor and basement levels including a goods lift and loading bay access to Princes Street.

As part of the works currently in hand, the ground floor is to undergo a programme of refurbishment. At present the ground floor comprises three commercial units although these can be reconfigured in order to suit occupier's requirements.

The extensive basement area provides very usable space having good clear headroom and can be let in conjunction with all or part of the ground floor or independently.



Terms

The premises are available by way of effective full repairing and insuring leases, term and rent review pattern by arrangement at the following commencing rents below:

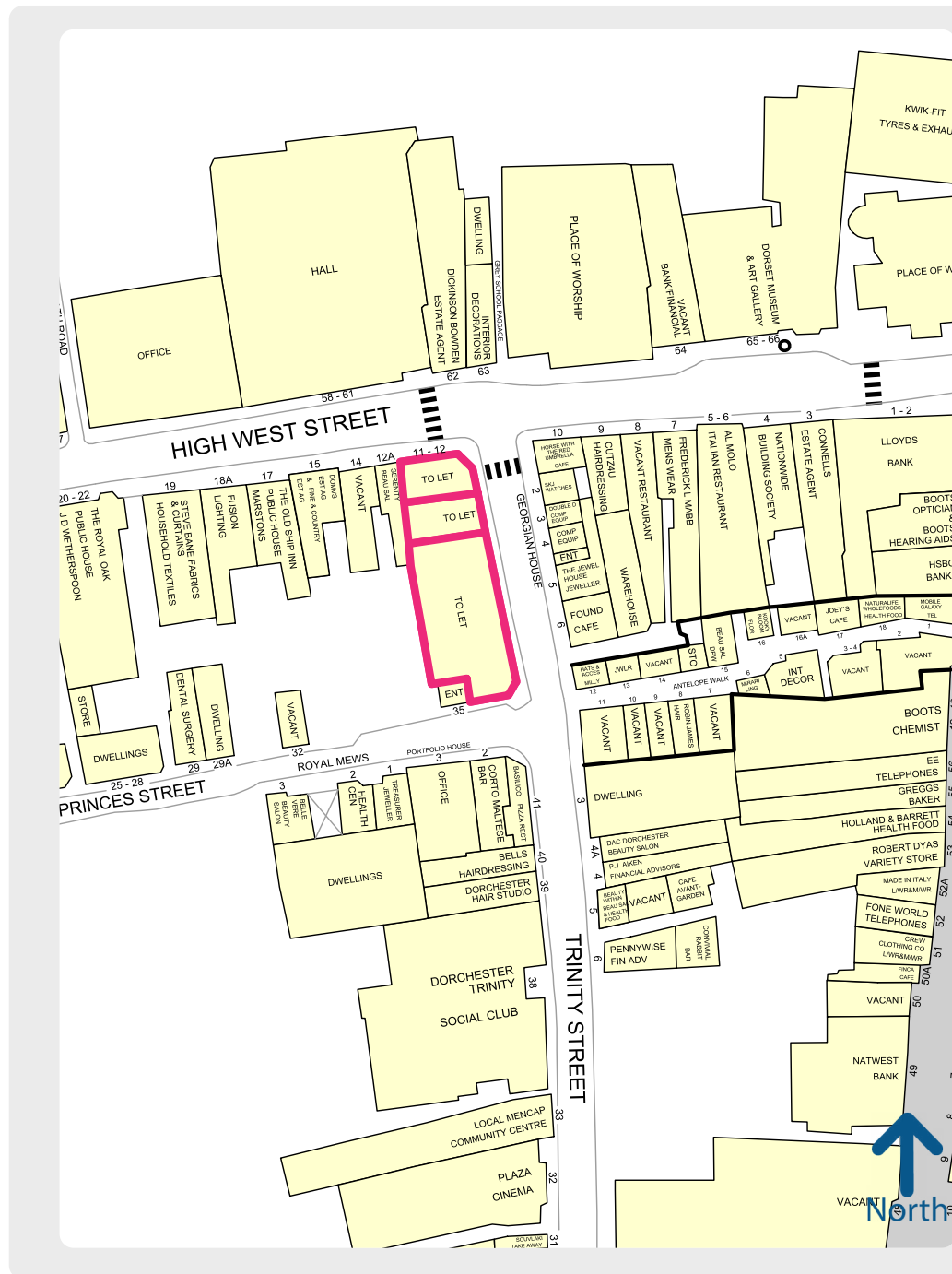
Accommodation

Floor Areas	Sq Ft	Sq M	Price Per Annum
11 High West Street	1,397	130	£20,250
44 Trinity Street	790	73	£13,500
42 Trinity Street	3,261	303	£36,000
Total Ground Floor	5,448	506	£67,500
Basement	6,646	617	£22,500

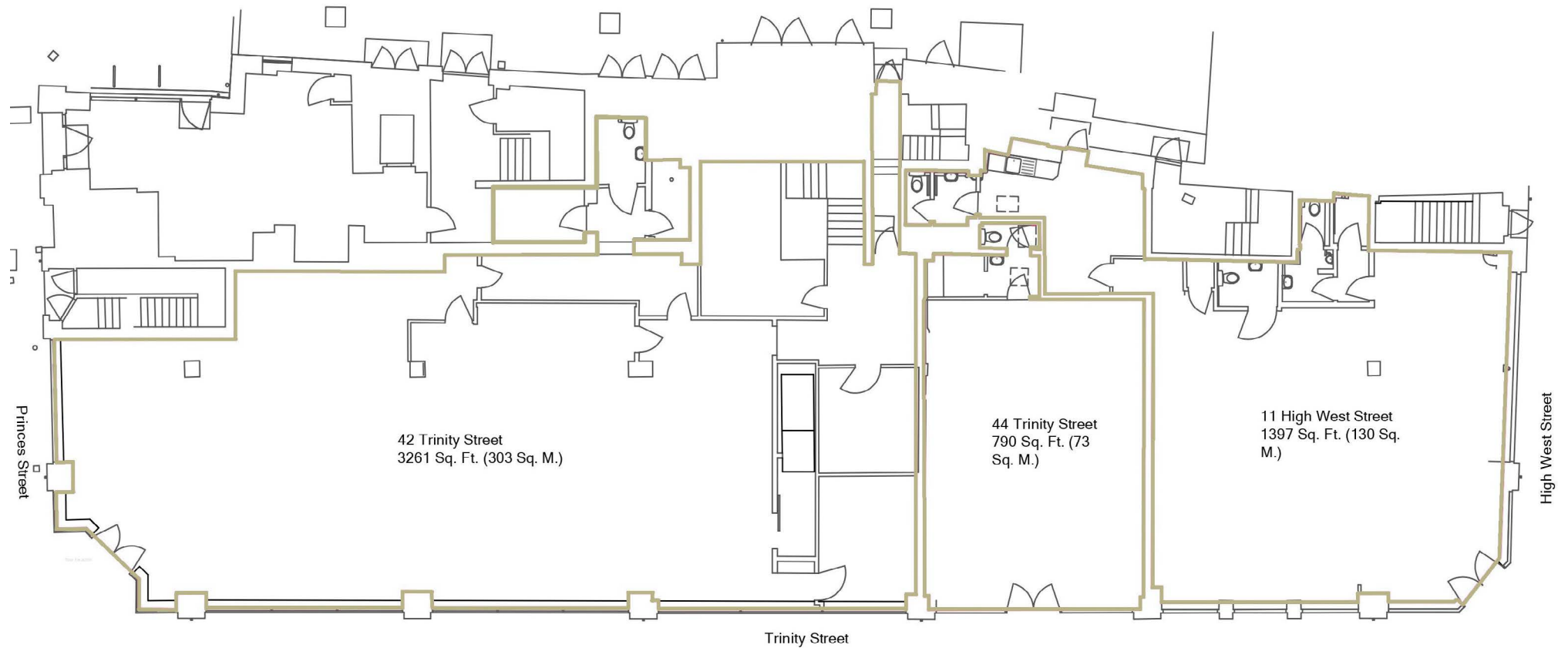
Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.



What3words: **royal.branch.expiring**

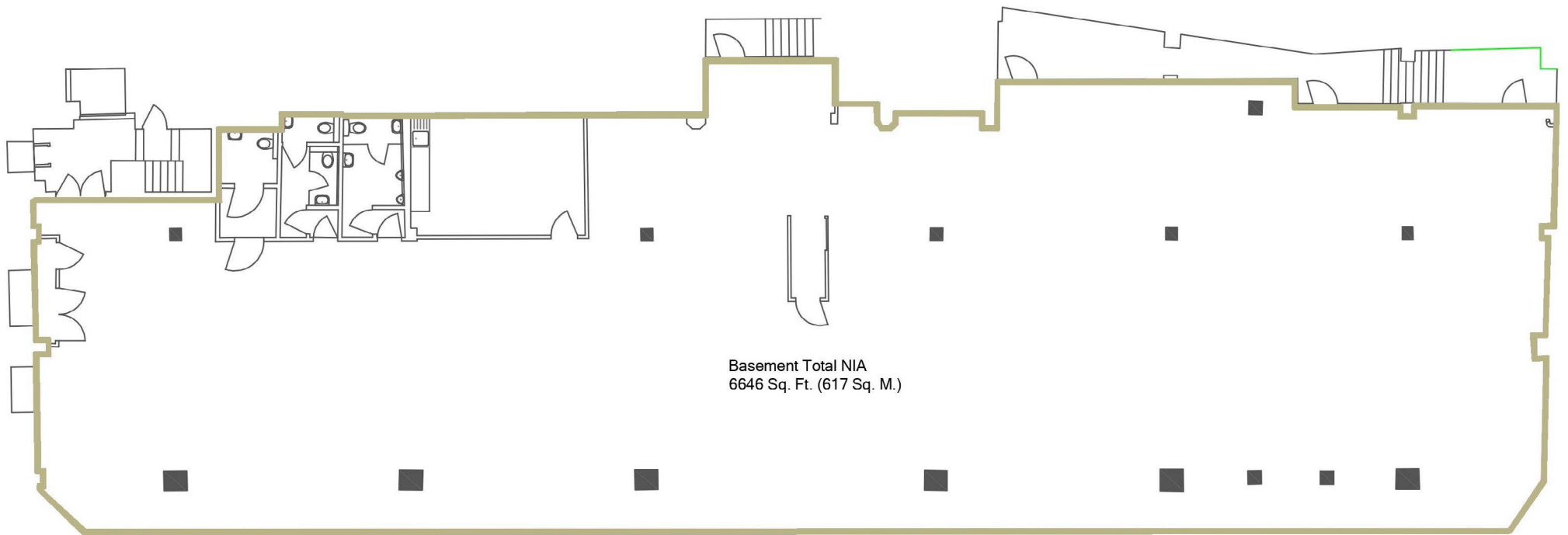


Ground Floor



For identification purposes only. Not to scale and not to be relied upon.

Basement



For identification purposes only. Not to scale and not to be relied upon.



Contact Us

To discuss any aspect of this property or the disposal process, please contact the sole agent:

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