



20, High East Street, Dorchester, Dorset, DT1 1HH

Available for Lease, High Street unit suitable for a variety of uses.



1173.00 sq ft

- Prominent High Street location
- Smart decor
- Low outgoings
- Parking space

£12,000 Per Annum

THE PROPERTY

The premises currently comprise a cafe/restaurant over 2 floors with room for approximately 40 covers on ground floor with fitted kitchen and customer WC's to the rear.

There is a basement that is currently used for storage but has been used for seating in the past.

Air conditioning/heating.

Garden/carparking space to the rear.

Approx 1,173sqft over the 2 floors.

SITUATION

20 High East Street is a long established commercial location with a mix of public houses, hotels, shops, restaurants and takeaways The premises are directly opposite Woods furniture store and close to the Kings Arms Hotel.

DIRECTIONS

The premises are situated on the corner of High East Street and Church Street (leading into Acland Road/Charles Street) which is a highly prominent junction in this position.

High East Street/High West Street is the old Roman road passing through east/west through the town from London Road to the east and Bridport Road to the west. Simply follow this road through and the property is 100m east of the Corn Exchange/Cornhill junction,

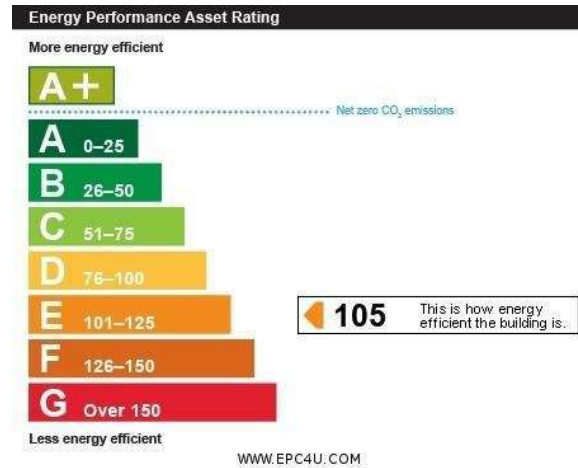
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LOCAL AUTHORITY

Dorset Council Tel: 01305 221000

Business Rates: RV £9,800 (Will qualify for 100% small business rates relief for small businesses)

ENERGY PERFORMANCE CERTIFICATE



CODE FOR LEASING BUSINESS PREMISES

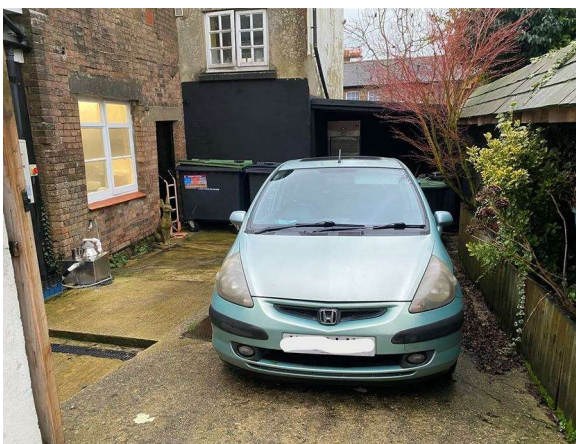
The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website:- www.leasingbusinesspremises.co.uk.

FINANCE ACT 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.



DorCom/JM/20.01.26



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