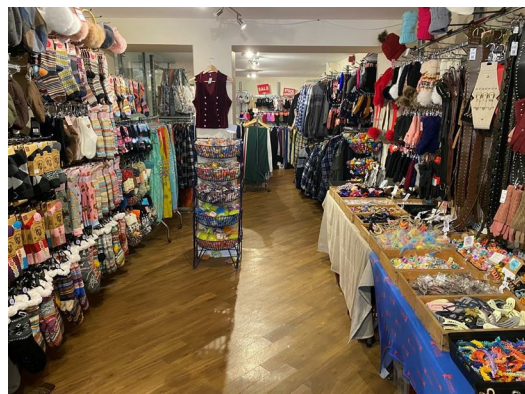


Symonds
& Sampson

Cherry Lane



3, Cornhill, Dorchester, DT1 1BA

Ground floor lock up shop for lease in High Street location.



900.00 sq ft

- High Street location
- Good footfall
- Traditional Shopfront
- Listed Building

£20,000 Per Annum

THE PROPERTY

This 900sq ft ground floor retail area was formerly a banking hall for Abbey National and more lately Santander and benefits from an attractive facade and traditional glazed frontage. The property as a whole is a Grade II* Listed Building. Internally the property benefits from wood laminate flooring, staff WC and store area. Externally the property includes a small yard area to the rear of the property.

A service charge (including buildings insurance) of approx £1,000pa is payable annually.

SITUATION

Situated on the East Side of Cornhill in a very prominent location in the busy pedestrianised shopping street in Dorchester. Opposite Boots and with The British Heart Foundation, White Stuff and The Cornish Bakery nearby. There is also a popular market in Cornhill everyday and several public car parks nearby.

DIRECTIONS

The Property is situated in Cornhill at the northern end of the pedestrianised area near the junction with High West/High East Street.
What3words///claw.troll.snowy

SERVICES

Mains electricity, water and drainage.

LOCAL AUTHORITY

Dorset Council Tel (01305) 221000

Business Rates

RV: £23,500 (Current and from 1 April 2026)

ENERGY PERFORMANCE CERTIFICATE

B (49)

CODE FOR LEASING BUSINESS PREMISES

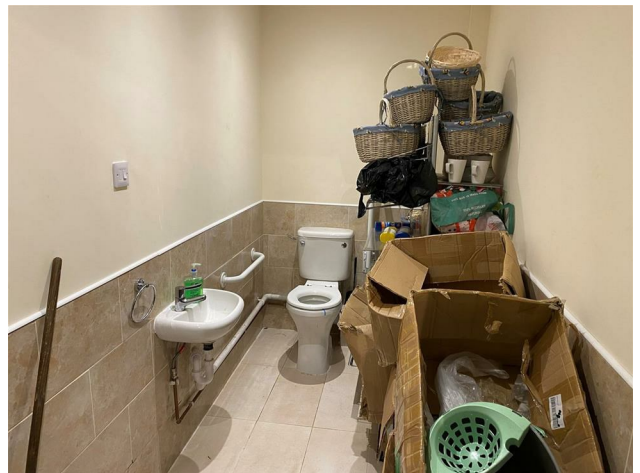
The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations 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/03.02.2026



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Dorchester, Dorset DT1 3GR



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