

01935 415454

www.chesterscommercial.com

**Chesters**  
Commercial



11A & 11B Reeve Street, Poundbury, Dorchester,  
Dorset, DT1 3DB

OFFICE SUITES FOR SALE/TO LET

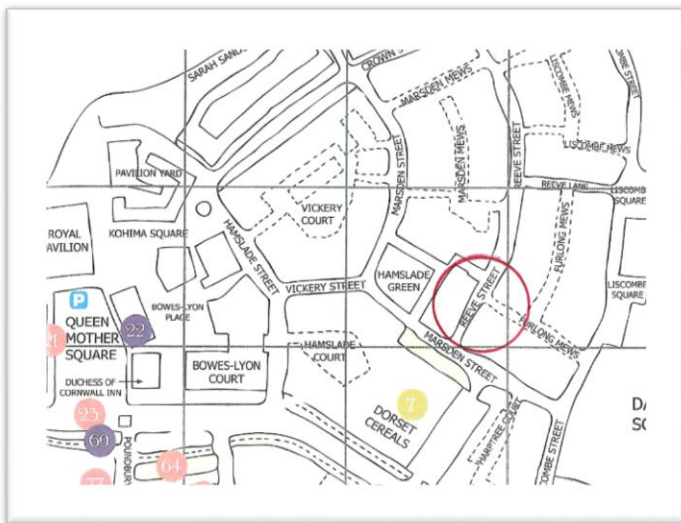


## LOCATION

Reeve Street is within the new north east quadrant of Poundbury. It is immediately to the east of Queen Mother Square and west of Damers School at the rear of Dorset Cereals.

It can be readily found by turning off Peverell Avenue East at Liscombe Street and then left into Marsden Street.

## LOCATION MAP



## DESCRIPTION

The property comprises the ground floor of a new building completed by C G Fry & Son Ltd. The building has residential upper parts.

The ground floor is split into 2 office suites sharing an entrance foyer. The suites can be purchased individually or as one.

Each of the suites has been finished to a good standard including a kitchen and single disabled WC.

There is allocated car parking for two vehicles for each suite. Four in total.

## ACCOMMODATION

|     |               |                     |
|-----|---------------|---------------------|
| 11A | Approximately | 51 sq m (549 sq ft) |
| 11B | Approximately | 47 sq m (505 sq ft) |

Chesters Commercial Ltd, for themselves and for the vendor of this property, or as they case may be, lessor whose agents they are, give notice that:-

- These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of any offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition.
- Chesters Commercial Ltd have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard.
- Neither Chesters Commercial Ltd nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property.
- The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only.
- Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority to ensure it is permitted.

## SERVICES

Mains water, drainage and electric with electric heating.

## TENURE

Long Leasehold (999 years). There is a service charge applicable to the building together with a Poundbury Management Charge or alternatively shorter new leases are available on terms to be negotiated.

## PRICE/RENT

|     |          |   |                   |
|-----|----------|---|-------------------|
| 11A | £120,000 | - | £10,000 per annum |
| 11B | £120,000 | - | £10,000 per annum |

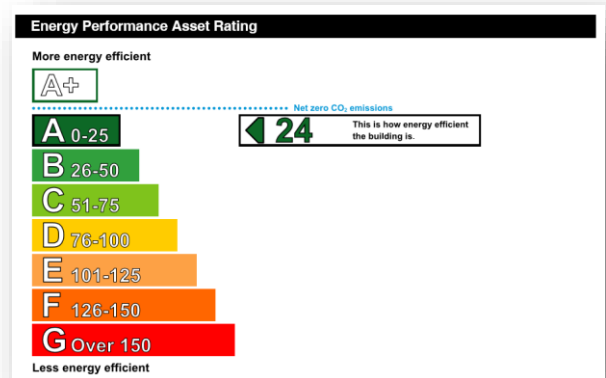
## LEGAL AND OTHER INGOING COSTS

Each party to be responsible for their own legal costs.

## BUSINESS RATES (VOA listing 2010)

To be assessed

## ENERGY PERFORMANCE CERTIFICATE



## FINANCE ACT 1989

Value Added Tax (VAT) is chargeable on the sale price.

## VIEWING

For further information please contact the Sole Agents, Chesters Commercial Ltd:

Telephone: (01935) 415454

Email: [david.foot@chesterscommercial.com](mailto:david.foot@chesterscommercial.com)