



CGI impression. Units under construction.

## 4 Retail/Office Units – For Sale/To Let

Hamslade Green/Marsden Street,  
Poundbury, Dorchester, Dorset. DT1 3DP and  
DT1 3DH

### Preliminary Particulars

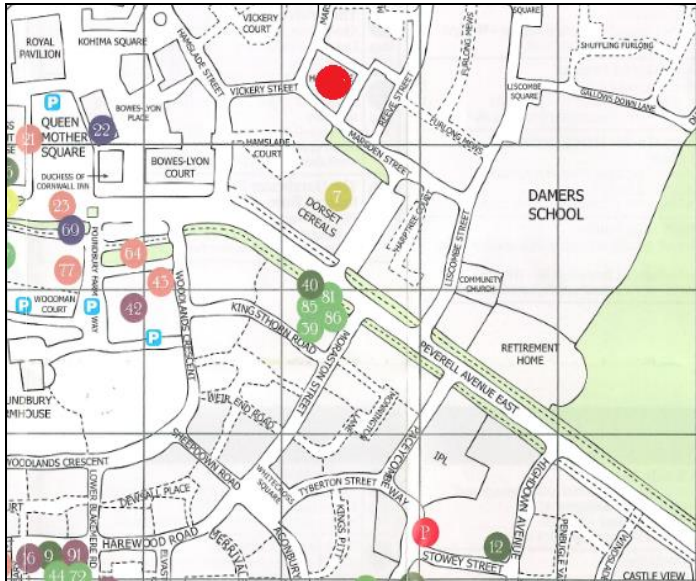
- Retail/Office/Studio units available on Poundbury
- Close to Queen Mother Square
- Units from 547 square feet (Gross internal Area)
- The units are currently under construction
- Can be combined
- Available to buy or rent

01935 415454

## LOCATION

Hamslade Green is to the east of Queen Mother Square and to the rear of Dorset Cereals. It is ideally located for the new Damers School and a short walk from Waitrose and The Duchess of Cornwall Inn. There are a number of public car parks in close proximity as indicated on the plan below.

## LOCATION (Red Dot)



## DESCRIPTION

As can be seen from the CGI the building provides a substantial and imposing mixed use new build opportunity. The upper parts are residential and the ground floor provides 4 commercial units ideal for retail, studio or office use. The building incorporates a covered colonnade.

Each unit has a private parking space. Each will be fitted out to a good specification including disabled WC, kitchen, and heating.

## ACCOMMODATION

(All areas are off plan gross internal)

Unit A	18 Marsden Street	1,080 sqft
Unit B	7 Hamslade Green	547 sqft
Unit C	6 Hamslade Green	580 sqft
Unit D	5 Hamslade Green	585 sqft

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, gas and electricity.

## TENURE

Freehold – 999 years + share of Freehold

Leasehold – Short leases are available on terms to be agreed and subject to references and deposits.

## RENT/PRICE

Unit A	18 Marsden Street	£15,000 pa	£190,000
Unit B	7 Hamslade Green	£9,000 pa	£120,000
Unit C	6 Hamslade Green	£10,000 pa	£130,000
Unit D	5 Hamslade Green	£10,000 pa	£130,000

## BUSINESS RATES (Draft 2017 Valuation)

To be assessed

## SERVICE CHARGE

There will be a service charge in respect of the estate, building, its running and upkeep.

## ENERGY PERFORMANCE CERTIFICATE

Will be available upon completion

## FINANCE ACT 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT).

## 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)