

01935 415454

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Chesters
Commercial



GI impression. Units under construction.

Pouncy Hall, Liscombe Square, Poundbury, Dorchester,
Dorset

Two Studio/Office units – FOR SALE / TO LET

Close to Queen Mother Square. Units from 1,116 to 2,402 sq ft
(Gross Internal Area). Can be combined. Available to buy or lease



LOCATION

Pouncy Hall is located in the North East Quadrant of Poundbury. 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.



DESCRIPTION

As can be seen from the CGI the building provides a substantial and imposing mixed use building. The upper parts are residential and the ground floor provides 2 commercial units ideal for office/studio use.

Each unit has 2 private parking spaces. Each will be fitted out to a good specification including disabled WC, kitchen, and electric heating.

They can be combined as one.

ACCOMMODATION

(All areas are off plan gross internal)

Unit A	1,116 sq. ft (103.7 sq m)
Unit B	1,260 sq. ft (117 sq m)

SERVICES

Mains water and electricity.

TENURE

Freehold – 999 years + share of Freehold

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

RENT

Unit A	-	£17,000
Unit B	-	£19,000

PRICE

Unit A	-	£230,000
Unit B	-	£252,000

BUSINESS RATES (Draft 2017 Valuation)

To be assessed

SERVICE CHARGE

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

ENERGY PERFORMANCE CERTIFICATE

Will be available upon completion

VAT

VAT is applicable

VIEWING

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

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Email: david.foot@chesterscommercial.com

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