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# Chesters Commercial



## Crown Square, Crown Street West, Poundbury DT1 3DY

### FOR SALE / TO LET

Various Sizes Available

#### LOCATION:

The five units are located on Crown Square 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.

#### KEY FEATURES:

- Five units available
- Overlooking Crown Square
- Expected by August 2019
- Areas from 792 sq. ft. to 995 sq. ft GIA
- Located in the Northeast Quadrant

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### DESCRIPTION:

As can be seen from the CGI, the two buildings provide substantial and imposing mixed use developments. The upper parts of both buildings are residential, and the ground floors provide up to five commercial units ideal for office or studio use. Each unit benefits from parking spaces in the courtyard, the number of spaces to be confirmed. The unit will be fitted out to a good specification including disabled WC, kitchen, and electric heating. There are two car parking spaces with each unit.

PREMISES	AREA SQ FT	AREA SQ M	RENT	RENT PERIOD	PRICE
Unit A	792	74	£12,000	Annual	£160,000
Unit B	878	82	£13,250	Annual	£175,000
Unit C	876	81	£13,250	Annual	£175,000
Unit D	995	92	£15,000	Annual	£200,000
Unit E	894	83	£13,500	Annual	£180,000

### TENURE:

**SALE:** Freehold – 999 years + share of Freehold via the Management Company Leasehold

**LEASE:** Short term leases are available on terms to be agreed and subject to references and deposits.

### SERVICES:

Mains water and electricity.

### VAT:

VAT is applicable

**SERVICE CHARGE:** There will be a service charge in respect of the building, estate, its running and upkeep. **EPC:**

### LEGAL COSTS:

**RATES:** It is anticipated that the units will be eligible for small business rate relief if applicable.

### CONTACT:

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