



## Units, Crown Street West,, Poundbury DT1 3DW

### FOR SALE / TO LET

Area: 1,114 sq ft (103 sq m) | Rent: £18,500 | Rent Period: Annual |  
Price: £245,000 |

#### LOCATION:

The unit is located on Crown Street West 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:

- Various Units
- Available to buy or lease
- Close to Queen Mother Square
- Expected by Summer 2019

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### 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 three commercial units ideal for retail, office or studio use. Each unit is currently available and benefits from 2 parking spaces in courtyard. The unit will be fitted out to a good specification including disabled WC, kitchen, and electric heating.

### FLOOR AREA:

FLOOR	AREA sq ft	AREA sq m
Floor Area	1,114	103
<b>TOTAL</b>	<b>1,114 sq ft</b>	<b>103 sq m</b>

### TENURE:

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

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

### SERVICES:

Mains water and electricity.

### EPC:

**VAT:** applicable

### LEGAL COSTS:

**RATES:** (Draft 2017 Valuation) It is anticipated that the units will be eligible for small business rate relief if applicable.

### CONTACT:



**Chesters Commercial**

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