

Dorchester - 15 Cornhill, Dorset DT1 1BJ
Freehold Former Bank Premises Investment



BLUE ALPINE

PROPERTY CONSULTANTS



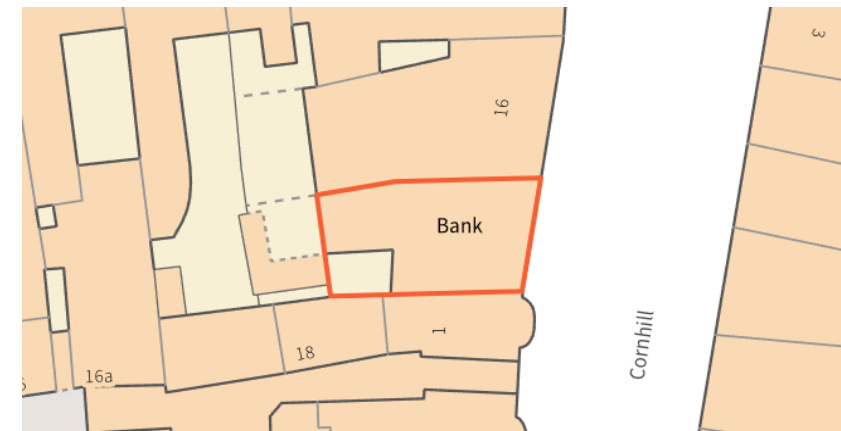
Dorchester - 15 Cornhill, Dorset DT1 1BJ

Freehold Former Bank Premises Investment



Investment Consideration:

- Purchase Price: £275,000
- Vacant possession
- ERV: £25,000 p.a. GIY: 9.09%
- VAT is NOT applicable to this property
- Comprises three-storey former bank premises
- Total area size: 281.46 sq m (3,029 sq ft)
- Suitable for variety of uses (Class E)
- Residential development potential, subject to obtaining the necessary consents
- Property benefits from mezzanine floor between ground and first floor, and external staircase at rear between ground and second floor
- Situated in the heart of Dorchester Town Centre with occupiers nearby including Boots Opticians, The Works, British Heart Foundation, Costa Coffee, H. Samuel, and many more.



Dorchester - 15 Cornhill, Dorset DT1 1BJ

Freehold Former Bank Premises Investment



Property Description:

Comprises large three-storey former bank premises with additional storage at basement, providing the following accommodation and dimensions:

Ground Floor: 108.96 sq m (1,173 sq ft)

Open plan retail, Offices, Storage

Basement: 34.13 sq m (367 sq ft)

Storage

Mezzanine: 16.9 sq m (182 sq ft)

Storage, Ladies WC

First Floor: 82.94 sq m (893 sq ft)

Offices, Storage, Gents WC

Second Floor: 38.53 sq m (414 sq ft)

Offices, Kitchen

Total area size: 281.46 sq m (3,029 sq ft)



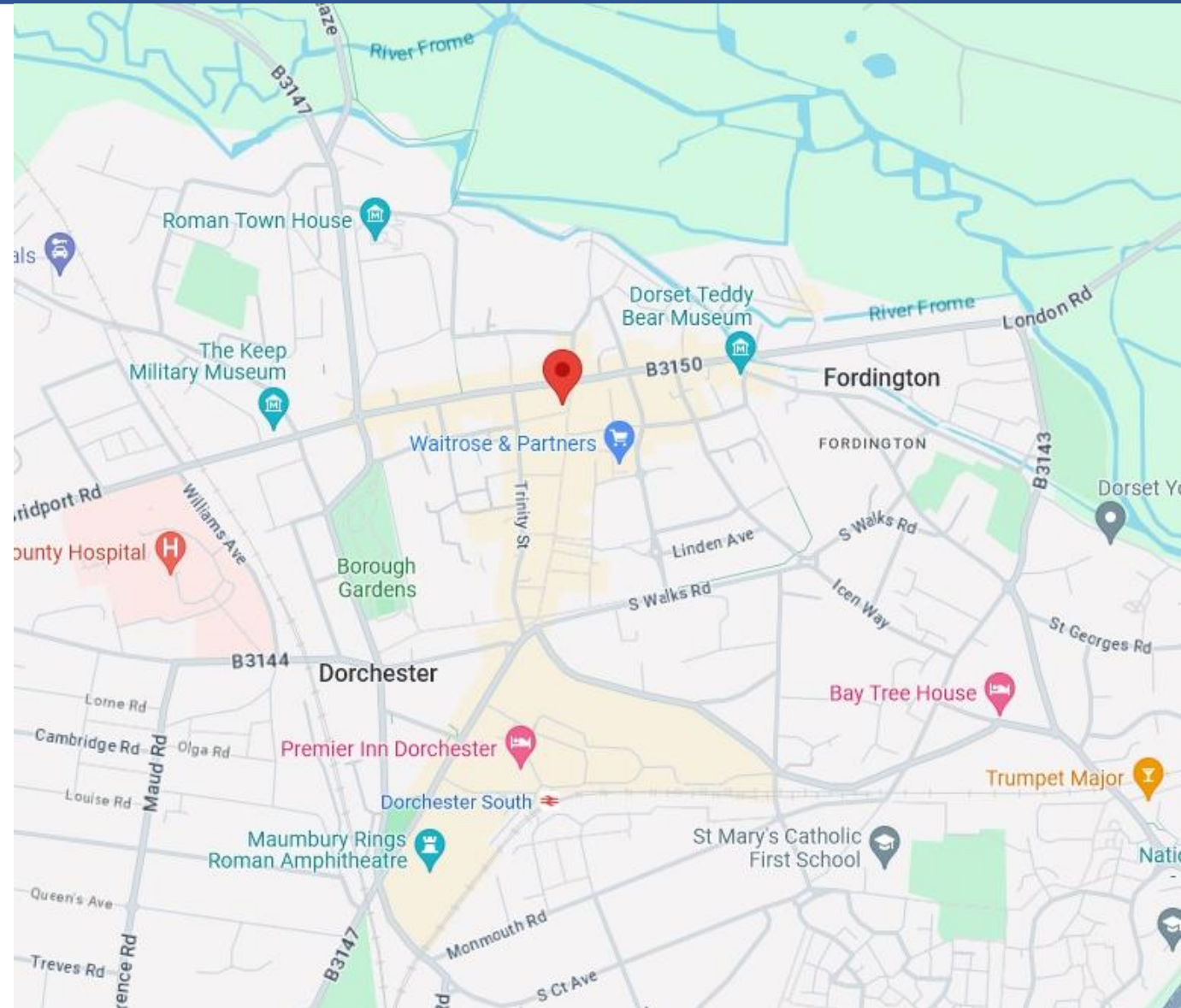
Dorchester - 15 Cornhill, Dorset DT1 1BJ

Freehold Former Bank Premises Investment



Location:

Dorchester is the county town of Dorset, England. It is situated between Poole and Bridport on the A35 trunk route. A historic market town, Dorchester is on the banks of the River Frome to the south of the Dorset Downs and north of the South Dorset Ridgeway that separates the area from Weymouth, 7 miles to the south. The property occupies a prime pedestrianised trading thoroughfare of South Street adjacent to Boots Opticians and nearby to White Stuff, The Works, British Heart Foundation and Costa Coffee.



Dorchester - 15 Cornhill, Dorset DT1 1BJ

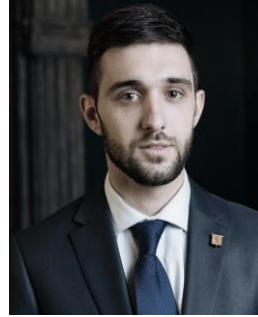
Freehold Former Bank Premises Investment

Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



Sam Georgev – VP Sales & Lettings
M: +44(0)75545 57088
E: sam@bluealpine.com



Address:

Blue Alpine Partners Limited
Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ
Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

Disclaimer: Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease.