



8 Cornhill & 27 Durngate Street, Dorchester, Dorset, DT1 1BA

Prime Town Centre Location

- 3x Let Commercial Units
- 2 x Vacant Units (Residential Conversion Potential)
- Over 10,300sq ft
- Close to Dorchester West Station
- Anchored By Costa & Vodafone
- Passing Rent: £105,400p.a.x.
- E.R.V. £150,000p.a.x.
- Price: £1,400,000

LOCATION

Dorchester is a historic market town in Dorset, southwest England, serving as the county town and a key hub for the surrounding rural area. Known for its Roman origins (as Durnovaria), Thomas Hardy connections, and charming Georgian architecture, it sits on the River Frome, nestled between the Dorset Downs and the South Dorset Ridgeway.

As of the 2021 Census, Dorchester had a population of 21,366. Recent estimates suggest modest growth, with the built-up area/parish population around 22,600 boosted by developments like Poundbury (a major extension designed by Prince Charles, adding thousands of residents and enhancing the town's catchment).

Dorchester functions as a major regional centre for employment, education, retail, leisure, and healthcare (including Dorset County Hospital) across much of central and west Dorset. It draws from a wider rural catchment in a low-density county (Dorset overall ~152 people/km²), serving surrounding villages and towns where public transport is limited. The town supports a broader population of tens of thousands in the immediate hinterland, with strong influence over areas toward Bridport (west), Blandford (north), and Weymouth (south, ~7 miles away). Poundbury and ongoing growth further expand its effective catchment for shopping, services, and jobs.

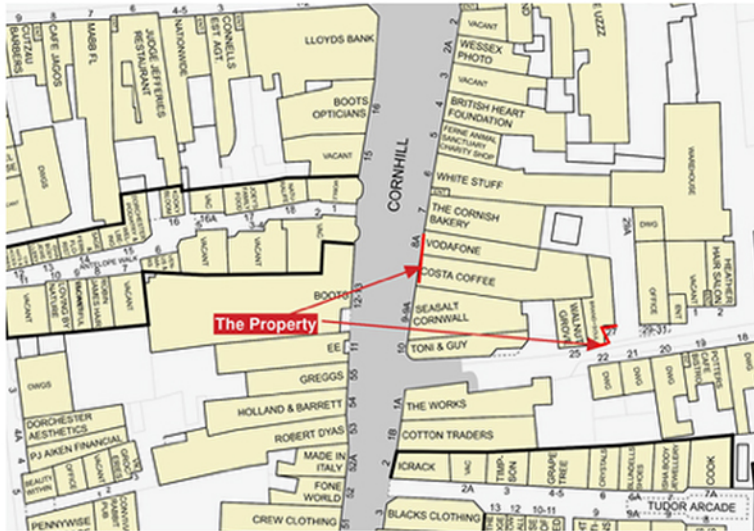
PROPERTY

The properties comprise 2 no prime positioned retail units and 3 no office suites with potential for residential conversion.

SUMMARY

8 CORNHILL

Held on an F.R.I Lease to Costa Ltd occupying Ground, Lower, 1st & 2nd floors extending to 7,878sq ft. The lease expires on the 27th November 2028 with a tenants only break on 28th February 2027 and rent review on 28th November 2028. The property currently has a passing rent of £62,000p.a.x.



8 Cornhill & 27 Durgate Street, Dorchester, Dorset, DT1 1BA

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SUMMARY (CONT)

8a Cornhill

Held on an F.R.I Lease to Vodafone Ltd occupying Ground & Lower floors extending to 1,020sq ft. The lease expires on the 2nd March 2030 with a tenants only break on 2nd March 2028. The property currently has a passing rent of 30,000p.a.x

27 Durgate (Ground)

Held on an FRI lease to The Walnut Grove (Dorchester) Ltd occupying the ground floor extending to 494sq ft. The property interconnects with the Walnut Grove Cafe which is under separate ownership and not included in the sale. The property is let until 24th March 2034 with tenant breaks in March 2027 & 2029 at a passing rent of £13,400p.a.x

27 Durgate (1st & 2nd Floors)

Accessed via a common stairwell at 27 Durgate leading to 2 no offices extending to 465sq ft & 460sq ft. Both are currently vacant and would produce a combined income of c. £26,000 - £28,000per annum, however may be suitable for residential conversion STPP. There is an attic space included within the tile which has not been inspected.

SALE

Our client is disposing of their freehold interest for £1,400,000

V.A.T

Our client has opted to waive their option to tax, as such the transaction will be treated as a Transfer of a Going Concern (ToGC). Further information available on request.

LEGAL

Each party shall bear their own legal costs incurred in the transaction

VIEWING

Whilst it is a good idea to visit a property investment that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, operators or customers of the business.

Many investments are being marketed confidentially and the staff and locals may not know that the property is on the market, therefore a casual approach can adversely affect the business

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Anti-Money Laundering

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents.

The required documents will be confirmed to and requested at the relevant time

Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.