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SOUVLAKI & MORE  
GREEK CUISINE

01305 251642

Takeaway Premises— For Sale / To Let

30a Trinity Street, Dorchester, Dorset, DT1 1TT

gth.net

## 30a Trinity Street, Dorchester, Dorset, DT1 1TT

- A well located takeaway neighbouring the Plaza Cinema.
- Fully equipped and ready for trading.
- Property totalling 315 sq ft to include the first floor.

Freehold Guide Price: £135,000  
Guide Rent: £10,500 per annum  
Premium: £10,000

### Location

The property is located in Dorchester's town centre on Trinity Street, which runs parallel to the prime retail district area of South Street. Nearby occupiers include the Plaza Cinema, Poppins café/restaurant, The Pet Shop, Salvation Army and many other independent businesses.

Dorchester, Dorset's county town and principle retailing and administrative centre, has a resident population of 21,850. The town has two train stations providing access to London Waterloo, Bristol and Weymouth along with all connections in-between. The A35 trunk road runs east-west connecting Bournemouth, Poole and Exeter. Bournemouth Airport is only 35 Miles away.

### Description

A well located end of terrace takeaway with display windows, sales area, equipped commercial kitchen and prep area to the rear. The first floor contains a walk in fridge and WC.



### Services

The property benefits from a mains electric, gas and water.

### Accommodation (Approximate N.I.A)

Ground Floor	17.76 sq m	191 sq ft
First Floor	11.44 sq m	124 sq ft
<b>Total</b>	<b>29.20 sq m</b>	<b>315 sq ft</b>

### EPC

A new EPC has been commissioned and will be available shortly.

### Rateable Value

The property has a rateable value of £5,000.

### Terms

#### For Sale

The freehold is available for sale at a guide price of £135,000.

#### To Let

The property is available to lease on a full repairing and insuring lease at a guide rent of £10,500 per annum.

\*A premium of £10,000 is applicable for the equipment currently in situ\*

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## VAT

Property is not registered for VAT.

## References/Rental Deposits

Financial, accountancy and other references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to landlord's discretion.

## Legal Costs

Each party to bear their own legal costs.

## Viewing

Strictly by appointment with Greenslade Taylor Hunt:-  
Joseph Hughes / Zack Dennington  
Email: [joseph.hughes@gth.net](mailto:joseph.hughes@gth.net) /  
[zack.dennington@gth.net](mailto:zack.dennington@gth.net)  
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### Important Notice

These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.

