



13 High East Street, Dorchester, Dorset, DT1 1HH

An investment opportunity comprising of a ground floor shop currently let, two apartments and a rear yard.

**FOR SALE BY LIVESTREAM AUCTION ON FRIDAY 22nd October 2021
FROM 12.00PM at [auctionhouse.co.uk/symondsandsampson](https://www.auctionhouse.co.uk/symondsandsampson)**

Guide Price £225,000* Freehold



The Property

For sale by live-stream auction 22 October 2021 at 12 Noon.

An investment opportunity comprising of two apartments and a ground floor shop with retail space, storage, cloakroom and yard.

The shop and yard are currently leased to Kitchen Style. We have been informed by the seller that the lease commenced on 1st April 2019 ending 31st March 2028 with a rent of £9,200 pa.

The apartments are accessed independently from Icen Way. A communal door and staircase provide access to the two apartments both of which are spacious with kitchen, reception room, bathroom and two bedrooms.

Situation

The property is situated in a prominent position just a short walk of the main precinct. The town provides a good range of shops, restaurants and leisure facilities. The Dorset County Hospital is nearby. There are numerous sports clubs around the town including cricket, rugby, football, tennis and golf.

Dorchester South and Dorchester West train stations provide direct services to London Waterloo and Bristol Temple Meads respectfully. Cross channel ferries at Poole and Weymouth.

Directions

From our office in High West Street follow the road east past the Corn Exchange and past the Kings Arms. The property is on the left hand side on the corner of Icen Road.

Tenure

Freehold

Accommodation

Please see floor plan.

Services

Mains drainage, electricity, water.

Local Authority

Dorset Council Tel: 01305 251010

Solicitors

Solicitor Name Humphries Kirk
Dorchester, DT1 1UR

Ref: Mr Howard Yarnold

Tel: 01305 251007

Email: hwy@hklaw.eu

Auction Conditions of Sale and Notes

For full details please refer to the full auction catalogue available online at www.symondsandsampson.co.uk

Legal and Information Pack

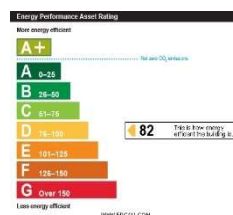
A full legal pack can be purchased online or purchased from the solicitors. Please telephone the office below to check availability.

* Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction). The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The 'Reserve Price' may exceed the 'Guide Price' listed. If so, it is customary for the 'Reserve Price' to exceed the guide price by no more than 10%.

Additional Fees

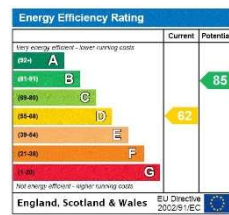
- Administration Charge – Purchasers will be required to pay an administration fee of £750 inclusive of VAT payable on exchange or at the fall of the hammer.
- Disbursements – Please see the legal pack for any disbursements listed that may become payable by the purchaser.

EPC Graph

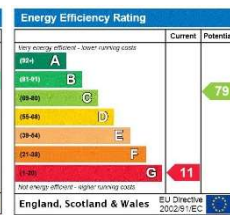


Commercial Unit

JS 02.09.21



First-Floor Flat



Second-Floor Flat

Viewing

Strictly by appointment through Symonds & Sampson
Dorchester office on 01305 261008



01305 261008

Symonds & Sampson LLP
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DT1 1UP

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www.symondsandsampson.co.uk

IMPORTANT NOTICE: Symonds & Sampson LLP and their Clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.
3. The vendors reserve the right to sell their property prior to auction. Please contact Symonds & Sampson LLP prior to the auction date to confirm that the property has not been sold previously. For further details please refer to the auction brochure available on our website www.symondsandsampson.co.uk

High East Street, Dorchester

Approximate Area = 2851 sq ft / 265 sq m

WC = 11 sq ft / 1 sq m

Total = 2862 sq ft / 266 sq m

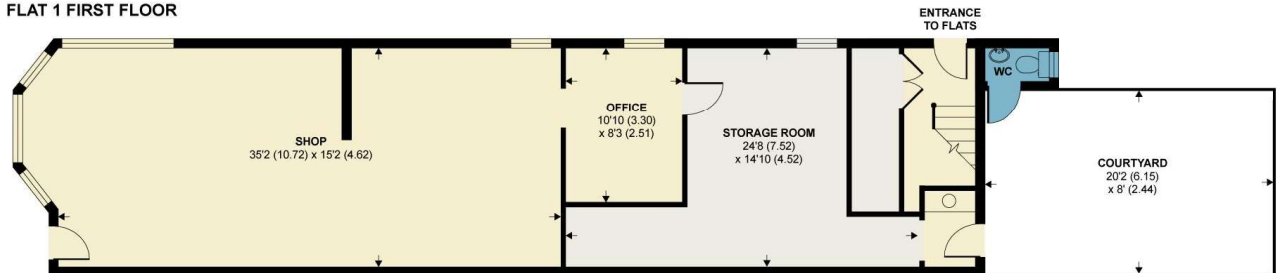
For identification only - Not to scale



FLAT 2 SECOND FLOOR



FLAT 1 FIRST FLOOR



GROUND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2021. Produced for Symonds & Sampson. REF: 722059