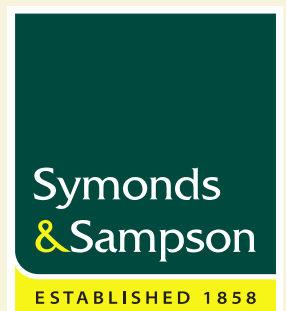




**3 Pope Street, Dorchester, DT1 1GW**

**Lease for Sale**

**Asking Price £30,000 plus VAT**



**3 Pope Street,  
Dorchester, Dorset DT1 1GW**

- **Fully fitted café**
- **High quality fit out and equipment**
- **Next to the Premier Inn**
- **Popular Brewery Square location**

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



**The Property**

Curiositea is a very well-located cafe next to the Premier Inn in the heart of Dorchesters Brewery Square complex.

Fitted out to the very highest quality the cafe benefits from 32 covers and a further 8 outside on an informal basis.

The unit includes quality furniture throughout, brass style ceilings and designer lighting. Front of house includes Bain Marie refridgerated displays, Magister coffee machine, fridge freezer units and oak counters with copper displays. The enclosed kitchen features, hobb oven top, carbon filtered extractor units, salad unit, dishwasher, stainless steel sink etc.

The usual cafe and kitchen equipment is also included.

The unit benefits from a wide 25' frontage to Pope Street and is similar in depth.

The accommodation includes a disabled wc and rear access to bin stores. There is a small dry goods area to the rear.

All in all, the gross internal accommodation totals 625sqft.

**Lease Details**

The lease is to be assigned at £16,000pa plus vat plus service charge at a sum of £30,000 plus vat for the business and its fixtures and fittings.

RV £13,000.

**Situation**

Pope Street is situated within the heart of the Brewery Square development at the southern end of the town centre next to the Premier Inn and close to the railway station and main Brewery Square central Plaza and fountains.

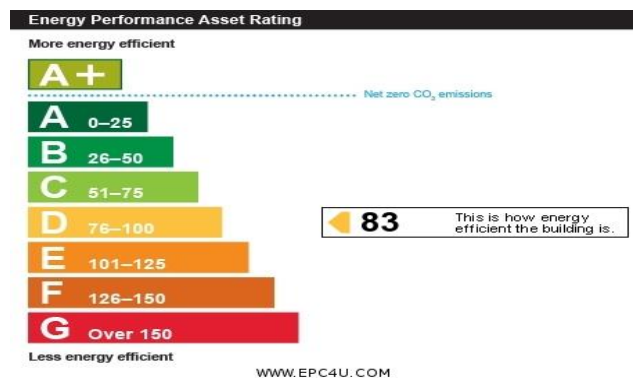
**Directions**

Simply find the main railway station (Dorchester South) and the premies are 50m to the north opposite Woods Furniture Store and adjacent to the Premier Inn.

**Local Authority**

Dorset Council Tel: 01305 221000

**Energy Performance Certificate**



JMT/01/07/2019



01305 261008

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