



11 Market Street, Abbotsbury DT3 4JR

TO LET

Area: 315.00 sq ft (29.26 sq m) | Rent: £4,620 PA |

LOCATION:

Abbotsbury is a beautiful coastal village set within the Jurassic World Heritage Site, equidistant (circa 9 miles) between Weymouth, Dorchester and Bridport. The B3157 Weymouth to Bridport Coast Road, on which Abbotsbury sits, affords some of the most spectacular scenery in the south of England and generates good passing trade. Local attractions include the Swannery, Subtropical Gardens and St Catherine's Chapel.

KEY FEATURES:

- Attractive period shop/studio
- Located in the heart of village
- Communal area shared with adjacent cafe
- Suitable for variety of uses

11 Market Street, Abbotsbury DT3 4JR

DESCRIPTION:

The property is an attractive retail/studio unit in the busy centre of the village, which enjoys good tourist footfall. The property comprises room 1 which is lockable as well as a second room through which the adjacent cafe has a right of way during cafe hours (7.30 - 17.30) to the shared WC.

FLOOR AREA:

FLOOR	AREA sq ft	AREA sq m
Room 1	127.00	11.80
Room 2	188.00	17.47
TOTAL	315.00 sq ft	29.26 sq m

TENURE:

Leasehold. A new lease is offered. The ingoing tenant will be required to pay a deposit.

EPC:

VAT:

Payable on rent

LEGAL COSTS:

Each party to be responsible for their own legal costs.

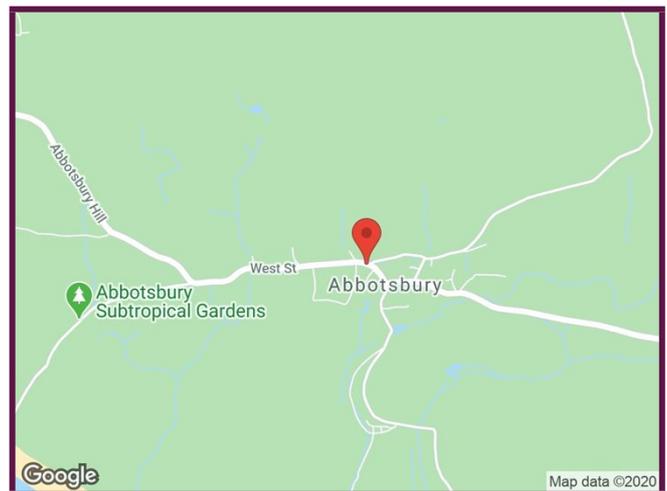
RATES:

Rateable Value £4450. If you qualify for small business rate relief there will be no rates to pay under current legislation.

CONTACT:



Chesters Harcourt
01935 415454
info@chestersharcourt.com



Chesters Harcourt Ltd, for themselves and for the vendor of this property, or as the case may be, lessor whose agents they are, give notice that:

- These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of any offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition.
- Chesters Harcourt Ltd have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard.
- Neither Chesters Harcourt Ltd nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property.
- The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only.
- Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority to ensure it is permitted.