



## 179 Bridport Road, Poundbury, Dorchester DT1 3AH

### TO LET

Area: 1,500.00 sq ft (139.35 sq m) | Rent: £17,000 PA |

#### LOCATION:

179 Bridport Road is centrally located within Poundbury, close to the Butter Cross Square retail area. Other occupiers in close proximity include Yard, Bella Kitchens, Poundbury Cycle Sports, Finca and Hardy Barbers.

#### KEY FEATURES:

- Retail accommodation
- Approx. 1,500 sq ft (140 sqm)
- Suitable for a variety of uses
- Located within Poundbury

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### DESCRIPTION:

The property comprises a lock up retail/studio/office ideally suited for a variety of uses. The property has most recently been used as a retail showroom and is fitted out accordingly. There is a single private car space within the rear courtyard. Net internal area approximately 1,500 sq. ft. (140 sq. m).

The accommodation is currently partitioned to provide a main retail area with a partitioned store/kitchen at the rear.

### FLOOR AREA:

FLOOR	AREA sq ft	AREA sq m
Retail area	1,500.00	139.35
<b>TOTAL</b>	<b>1,500.00 sq ft</b>	<b>139.35 sq m</b>

### TENURE:

A new flexible lease is offered. The ingoing tenant will be required to make a contribution towards the landlords reasonable legal costs, pay a deposit and provide a satisfactory bank reference.

**EPC:** B 36

**VAT:** VAT is chargeable on the rent and service charge

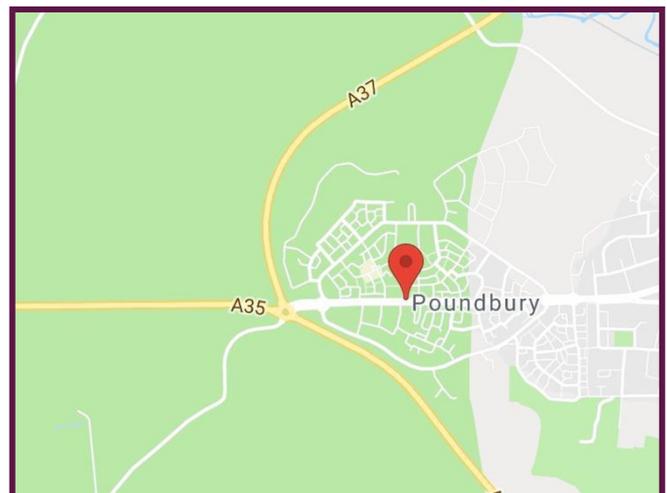
### LEGAL COSTS:

**RATES:** (VOA listing 2017)  
Description – Shop & premises  
Rateable Value – £17,000

### CONTACT:



**Chesters Harcourt**  
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