



181 Bridport Road, Poundbury, Dorchester DT1 3BN

TO LET

Various Sizes Available

LOCATION:

Bridport Road is centrally located within Poundbury, close to the Buttercross Square retail area. Other occupiers in close proximity include Handelsbanken, Bella Kitchens, Yard, Finca and Hardy Barbers.

KEY FEATURES:

- Modern ground floor lock up shop
- Located on Poundbury's thoroughfare
- Good level of internal fit out
- Timber floor
- New lease available
- Previous uses include retail & office
- Including gas central heating
- Disabled WC

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DESCRIPTION:

The property comprises a lock up retail/studio/office building ideally suited for a variety of occupiers. The property has most recently been used as a retail shop. It has however, previously been used for office use. To the rear is a single private car parking space with unrestricted on street parking in the vicinity. The accommodation is currently partitioned to provide the main retail area with at the rear a storage space/kitchen.

PREMISES	AREA SQ FT	AREA SQ M	RENT PA
Ground floor unit	807.37	75.01	£12,000

TENURE:

A new flexible lease is offered. The ingoing tenant may be required to provide a deposit and references.

VAT:

VAT is chargeable

SERVICE CHARGE:

EPC: B 35

LEGAL COSTS:

Each party to be responsible for their own costs

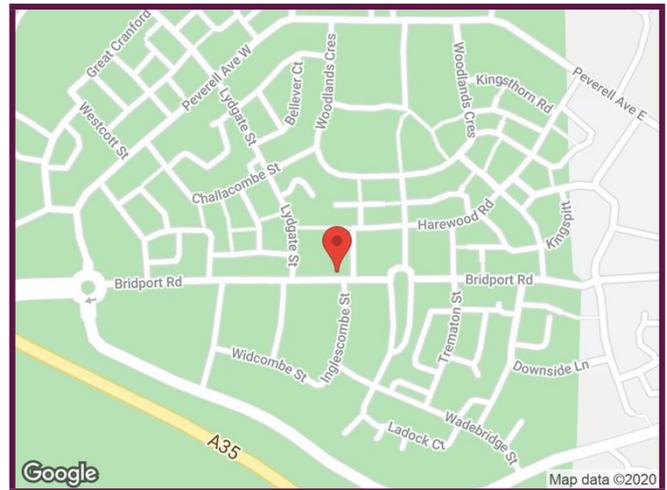
RATES:

Description Shop & Premises. Rateable Value £9,100. This is not the amount you will pay. If you qualify for small business rate relief there will be no rates payable.

CONTACT:



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