



17 Weymouth Avenue  
Dorchester  
DT1 1QT  
Tel: 01305 251400  
[www.maxgateproperties.co.uk](http://www.maxgateproperties.co.uk)

**15 Hardye Arcade, Dorchester DT1 1BZ**

**To Let £21,000 pa**



**Large First Floor Open Plan Area – 2712 sq ft**

A large versatile open plan area in the centre of Dorchester's busy main shopping street. Accessed from the Hardye Arcade, stairs from the newly decorated hallway lead to the first floor. It benefits from recently refurbished ladies and gents toilets and automatic lighting throughout the main access and toilets

The busy Hardye Arcade provides a direct pedestrian access between the principal town centre car park and South Street. Dorchester itself is an historic County and Market Town with a population of over 20,000 benefiting from a significant tourist trade. Surrounding villages also boost the shopping population to around 185,000. There are mainline links to London Waterloo and Bristol within a short walking distance of the town.

Lease Five year lease with a mutual breaks clause at 1 February each year  
Contracted out of Security of Tenure provisions of the 1954 Landlord & Tenant Act.  
FR & I Terms.

For viewing and further information please contact the agents:

Maxgate Properties  
17 Weymouth Avenue  
Dorchester  
DT1 1QT  
Tel: 01305 251400

Unless otherwise stated the above terms are strictly exclusive of VAT and intending occupiers must satisfy themselves as to the incidence of VAT in this instance.

For clarification we wish to inform prospective interested parties that

1. The particulars are set out as a general outline only for the guidance of potential purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. All dimensions, distances and orientations given in these particulars are only approximate.
4. No person in the employment of Maxgate Properties has any authority to make or give any representations or warranty whatever in relation to this property.
5. We have not carried out a detailed survey nor tested the services, appliances and specific fittings.

[www.maxgateproperties.co.uk](http://www.maxgateproperties.co.uk)