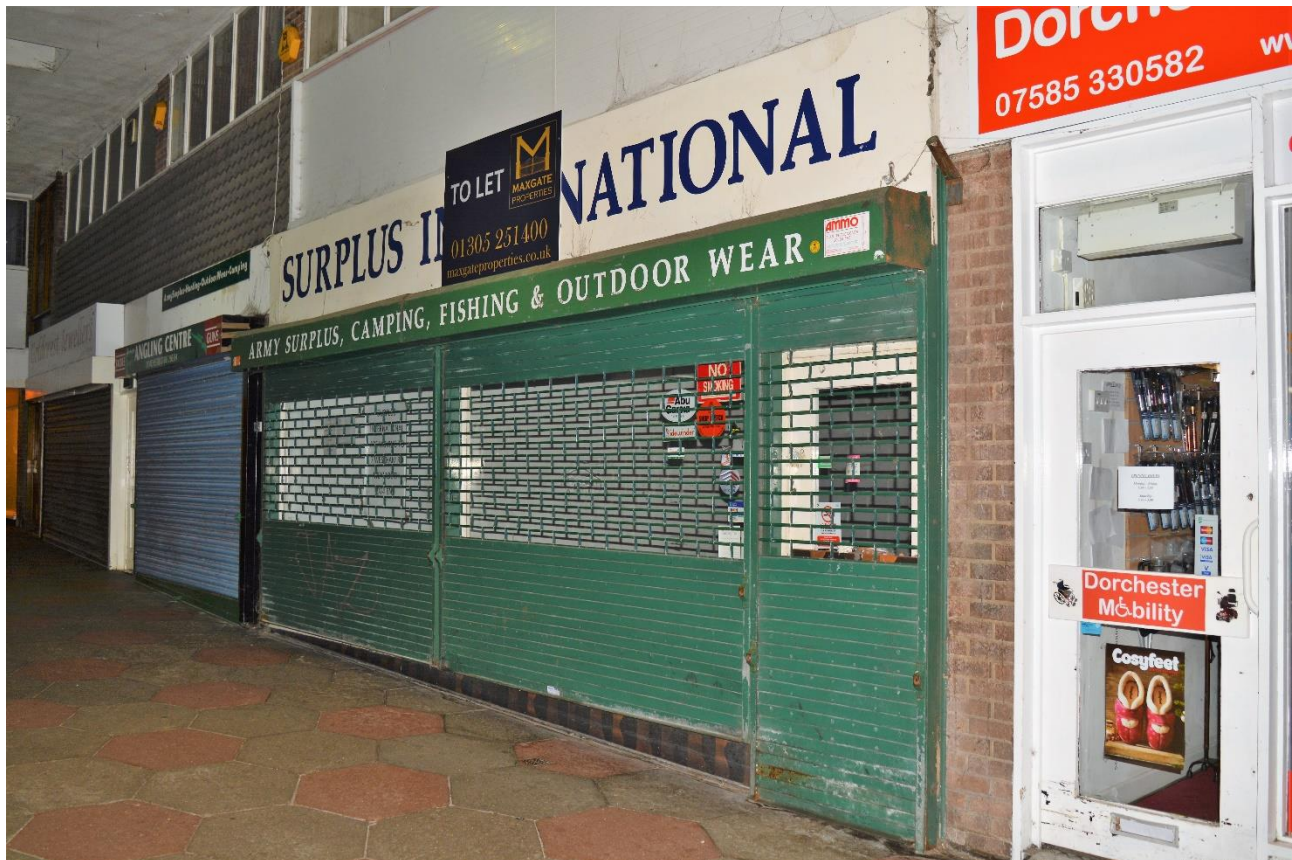


12 Hardye Arcade, Dorchester DT1 1BZ



Retail Shop to Let

Rent £15,000 per annum

Location: The Hardye Arcade is one of the busiest shopping areas in the County Town of Dorchester, providing a direct pedestrian access between the principal town centre car park and the town's main shopping street. The unit listed below has a good display frontage and a stockroom of similar area on the first floor. The unit is vacant and suitable for any number of retail trades. The unit has rear loading facilities.

Accommodation: **Internal Frontage:** Average width 16'9 **Depth:** 28'9

Net Ground Floor Area: 441 sq ft approx. **Net First Floor Area:** 411 sq ft approx.

Services: The property has mains electricity and water.

Tenure: 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.

Rateable Value: £15,500 per annum **Gross Charge:** £7440.00

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.

Maxgate Properties

Registered Office: 17 Weymouth Avenue, Dorchester, Dorset. DT1 1QT

Partners: Tony Foot Karen Higham