

27c South Street, Dorchester DT1 1BY



Shop to Let

Rent £13,000 per annum

Location: The property fronts onto South Street in Dorchester's busy town centre. Nearby occupiers include Subway, Martins, Marks & Spencer, New Look, Next, Peacocks, Waterstones Superdrug, Specsavers and Country Casuals. Dorchester itself is an historic County and Market Town with a population of approximately 20,000 benefiting from a significant tourist trade. Surrounding villages also boost the shopping population to around 185,000.

Description: Ground Floor shop with WC, outside yard and wooden store.

Width 13' 2 widening to 16' 5 at the rear. **Depth** 39' **Overall** 518 sq ft

Services: The property has mains electricity and water.

Tenure: A new lease is offered on full, repairing and insuring terms.

Insurance: £710.85 pa **Maintenance:** £220.00 pa

Rateable Value: £15,250 per annum **Gross Charge:** £7529.00

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.
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