

84 Mellstock Avenue, Dorchester DT1 2BH



Shop to Let

Rent £10,860 pa

Location: The property is one of a small parade of shops in the densely populated residential area of Manor Park, a much sought after estate on the southern outskirts of the county town.

Description: Modern Ground Floor shop with Car Parking/loading area at rear.

Frontage 19' 5

Depth 28' 3

Recess 8' 8" x 4' 5"

Overall 544 sq ft

Services: The property has mains electricity and water.

Tenure: A new lease is offered on flexible terms.

Rateable Value: £7,800 per annum

Gross Charge: £3634.80 (Full exemptions should apply)

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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