

## Unit 2A Forum Centre, Trinity Street, Dorchester DT1 1TT



**Shop to Let**

**Rent £14,000 pa**

**Location:** Conveniently located on Trinity Street in the heart of the county town of Dorchester. Unit 2A is adjacent to the Post Office, Laura Ashley, Marks and Spencer and the Coop. It is also just a short walk from the Brewery Square development.

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. Several public car parks are nearby.

**Accommodation:** This unit comprises of a ground floor retail unit with a sales area, ancillary toilet storage/ cloak room facility to the rear.

**Total Net Area approx. 764 sq ft (71.0 sq m)**

**Gross Frontage 21'0" (6.4 m)**

**Net Frontage 14'9" (4.5 m)**

**First floor:**

Rear room/ area 213 sq ft (19.78 sq m)

Front shop floor 208 sq ft (19.38 sq m)

**Tenure:** A new lease is offered on flexible terms.

For viewing and further information please contact the agents:

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.