



17 Weymouth Avenue
Dorchester
DT1 1QT
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www.maxgateproperties.co.uk

16a Antelope Walk, Dorchester DT1 1BE

To Let £15,000 pa



Shop to Let in Antelope Walk with 1st Floor Mezzanine Storage Area

Location:

The premises are situated at the top end of Antelope Walk benefitting from frontage to the main mall and Trinity Street, opposite Argos and in close proximity to the main pedestrianised Cornhill where retailers including Body Shop, Boots the Chemist, White Stuff, H Samuel and Robert Dyas are represented.

Description:

The premises comprise a period ground floor retail unit with lower ground floor sales area and the additional benefit of first floor mezzanine storage area.

Accommodation: (all measurements are approximate)

Ground Floor Sales : 830 sq ft (77.11 sq m)

First Floor Mezzanine: 268 sq ft (24.90 sq m)

Lower Ground Floor Sales: 642 sq ft (59.64 sq m)

Lease:

The premises are available on a new effectively full repairing and insuring lease for a term of years to be agreed, at a commencing rent of **£22,000** pax. A service charge is levied in respect of structural and common parts repairs, maintenance, cleaning etc.

EPC Rating: E109

Rateable Value:

We are verbally advised by West Dorset District Council (01305 211923) that the premises are currently assessed as follows:

(2017 Listing) £20,000

For viewing and further information please contact the joint agents:

Maxgate Properties
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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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