




## 13, Fore Street, Evershot, Dorchester, DT2 0JR

A versatile ground-floor commercial unit in the heart of Evershot, offering two well-proportioned rooms with independent side access.

 376.00 sq ft

- Ground-floor unit with its own private entrance
  - Located in the centre of Evershot
- Previously used as a village doctor's surgery
  - Suitable for a variety of uses (STP)
- Two separate rooms, offering flexibility
- A Dorset village with a strong community feel
  - Traditional building

Per Annum £6,000 Per Annum

## THE PROPERTY

Situated just off Fore Street, this 376sqft self-contained ground-floor space forms part of a traditional village property and was previously used as the local doctor's surgery. Its layout and position make it suitable for a range of small-scale professional, consulting, or administrative uses, subject to any necessary consents.

The unit comprises two rooms arranged off a small internal lobby area. Both rooms benefit from natural light and offer straightforward, usable space. While modest in scale, the layout lends itself well to private client-facing work or quiet administrative functions.

The property is currently vacant and can accommodate an incoming tenant without delay.

## DIRECTIONS

Evershot is a picturesque and well-regarded village, home to a mix of residential properties, local amenities, and small businesses. Fore Street sits at the centre of the village, providing convenient access for visitors and clients.

What 3 Words ///covers.flattered.maybe



## LOCAL AUTHORITY

Dorset District Council 01305 221000

Rateable Value - £4,350pa\*

\* The premises should meet the criteria for Small Business Rate Relief. Prospective tenants can check eligibility and guidance via Dorset Council: <https://www.dorsetcouncil.gov.uk/w/small-business-rate-relief>

## ENERGY PERFORMANCE CERTIFICATE

We are arranging for a new energy performance certificate to be arranged.

## CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website:- [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk).

## FINANCE ACT 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Comm/LJE/June



01305 261008 ext 5

commercial@symondsandsampson.co.uk  
Symonds & Sampson LLP  
6 Burraton Yard, Burraton Square,  
Dorchester, Dorset DT1 3GR



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