



Unit 4 Abbey Farm, Church Street, Abbotsbury, Dorset DT3 4JJ

A versatile 534sqft commercial unit available to let immediately in the picturesque village of Abbotsbury.

 534.00 sq ft

- Affordable Unit
- High Footfall
- Appropriate for Retail
- Excellent Location
- Versatile space suitable for a variety of uses
- On site parking

£6,000 Per Annum

THE PROPERTY

For lease a 534 sq ft workshop and retail unit, ideal for a variety of uses, located within a bustling courtyard that hosts retail spaces, studio premises, and a café. A retail aspect will be required. The unit is subject to VAT.

The unit offers a welcoming and versatile environment, characterised by an abundance of natural light and an open design that provides flexibility for a variety of uses. This layout allows occupants to tailor the space to their specific needs. The unit is equipped with a sink, providing convenient access to running water, while W.C. facilities are located across the road for shared use.

SITUATION

Abbotsbury is a beautiful coastal village set within the Jurassic World Heritage Site, equidistant (circa 9 miles) between Weymouth, Dorchester and Bridport. The B3157 Weymouth to Bridport Coast Road, on which the village of Abbotsbury sits, affords some of the most spectacular scenery in the south of England and generates good passing trade. Local attractions include The Swannery, Subtropical Gardens and St Catherine's Chapel.

SERVICE CHARGE

The unit will have a fixed monthly service charge of £70 + VAT per calendar month. The service charge covers water for the unit, cleaning of the communal WCs, emptying of bins, and grounds maintenance of the site.

SERVICES

Services:
Mains electricity, water and drainage. (External W.C.)

ENERGY PERFORMANCE CERTIFICATE

Listed Building therefore exempt (if minimum energy performance requirements would unacceptably alter the character or appearance of the building)

WHAT3WORDS

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LOCAL AUTHORITY

Local Authority:
Dorset Council - Tel: 01305 221000
Business Rates: RV £4,250

VIEWINGS

Strictly by appointment only.
Lee Edgson
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CODE FOR LEASING BUSINESS PREMISES

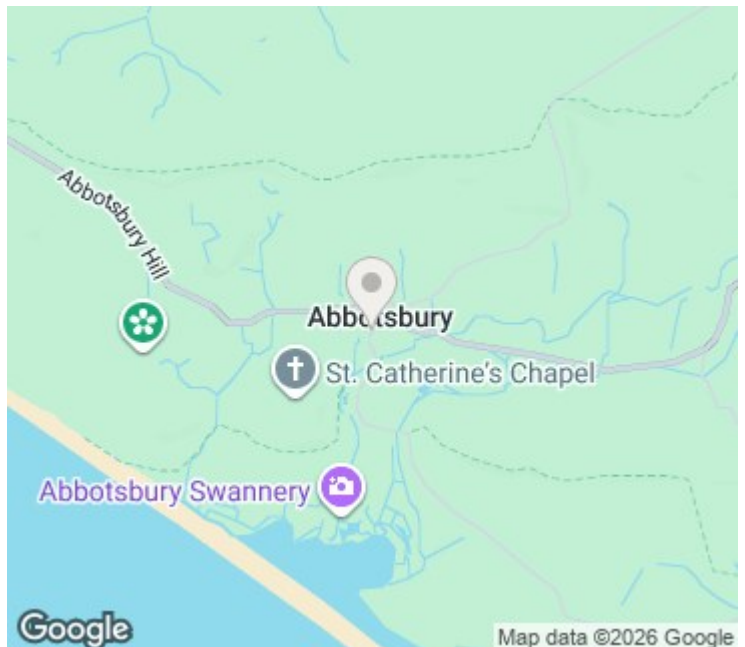
The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations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

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.



Office/Neg/Date



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