



Ground floor retail unit, Market Place, Sturminster Newton, Dorset, DT10 1AS

Lock up shop

For Lease - £7,250 per annum

Symonds
& Sampson

ESTABLISHED 1858

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- Visible position
- Town centre location
- Character shop

Viewing - Strictly by appointment.
Dorchester Commercial office on 01305 261008

The Property

A small lock up shop on the edge of the town centre with an attractive, traditional timber shopfront in the busy market town of Sturminster Newton.

In a Grade II Listed Building, the shop unit comprises of sales area with fitting room, office and staff facilities including small kitchenette and WC.

Sales Area: 17.31m² / 186ft² (including 2no. display windows)
Fitting Room: 5.29m² / 57ft²
Office: 5.23m² / 56ft²
Rear Lobby / Kitchenette: 2.00m / 22ft² (part access)

RV To be assessed.

Situation

Close to Sturminster is a busy rural town midway between Shaftesbury to the north and Sherborne and Blandford west and east.

There is a good-sized industrial estate, primary and secondary school and various other community facilities.

Directions

From our office at the north end of Market Place simply follow the Square south 75m and the unit is on the west side of the Square at the narrow point of the road.

Services

Mains electricity, water and drainage available

Local Authority

Dorset Council 01305 221000

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.

Legal Details

To be advised.

Energy Performance Certificate

Listed Building therefore exempt.

JMT 02/02/24



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