



Workshop 1, Abbey Farm, Church Street, Abbotsbury, Dorset DT3 4JJ

 320.00 sq ft

- Affordable Unit
- High Footfall
- Multiple Uses

- Excellent Location
- Highly Versatile

£3,480 Per Annum

THE PROPERTY

For lease a 320 sq ft workshop unit, ideal for a variety of uses, located within a bustling courtyard that hosts retail spaces, studio premises, and a café.

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.



VIEWINGS

Strictly by appointment only
Dorchester Commercial: 01305 261008

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)

LOCAL AUTHORITY

Local Authority:
Dorset Council - Tel: 01305 221000

WHAT3WORDS

///fabricate.lifters.movies

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.

FRR/08/01/2025



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