



11, Market Street, Abbotsbury, Weymouth, DT3 4JR

Attractive period shop/studio which is available to let immediately.



362.00 sq ft

- Suitable for a variety of uses
 - High footfall area
- Shop front facing the high street
- Well-established local community

£4,980 Per Annum

THE PROPERTY

For lease a 362 SqFt retail unit located within the heart of Abbotsbury.

The property is an attractive retail/studio unit in the busy centre of the village, which enjoys good tourist footfall. The property comprises room 1 which is lockable as well as a second room through which the adjacent café has a right of way during café hours (7.30 – 17.30) to the shared WC.

The unit has had previous uses of a retail shop and a gallery. It is split into two three separate rooms, the two front rooms are both street facing with large window space, excellent for natural lighting and perfect for use as retail space. The finale room is a W.C. which is connected to with a corridor.

Within the unit there are hardwood floor boards, with plastered walls and ceiling. With the added benefit of LED down lighting.

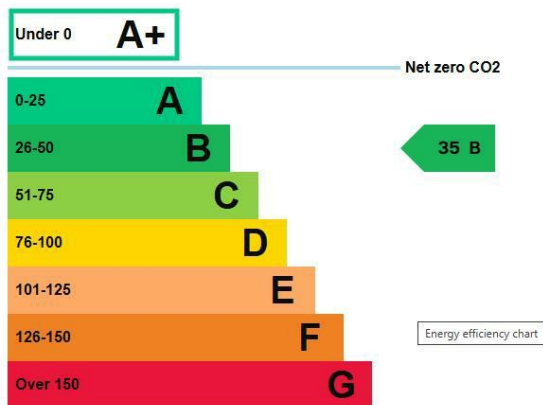
SITUATION

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 Abbotsbury sits, affords some of the most spectacular scenery in the south of England and generates good parsing trade. Local attractions include the Swannery, Subtropical Gardens and St Catherine's Chapel.

VIEWINGS

Strictly by appointment only
Dorchester Commercial Line on: 01305 261008

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

LOCAL AUTHORITY

Local Authority:
Dorset Council - Tel: 01305 221000

SERVICES

Services:
Mains electricity, water and drainage.

WHAT3WORDS

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CODE FOR LEASING BUSINESS PREMISES

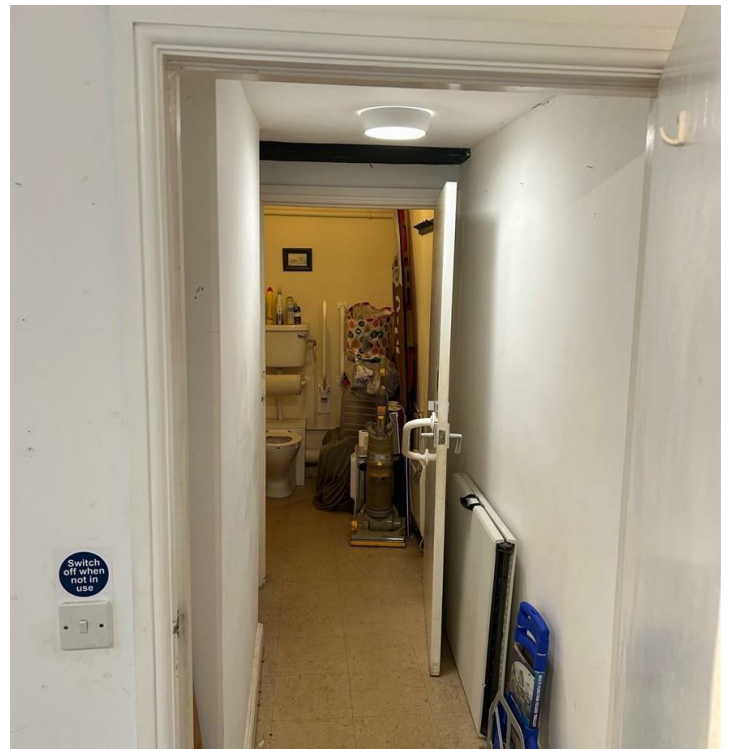
The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations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



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