

01935 415454

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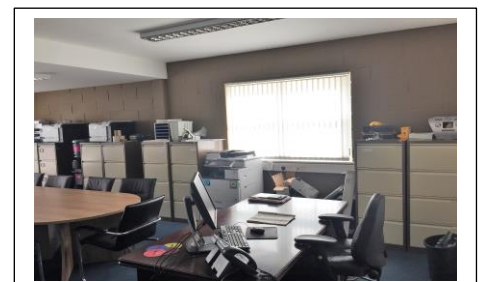
**Chesters**  
Commercial



6 Hessary Street, Poundbury, Dorchester, Dorset,  
DT1 3SF

**TO RENT - £12,500 per annum**

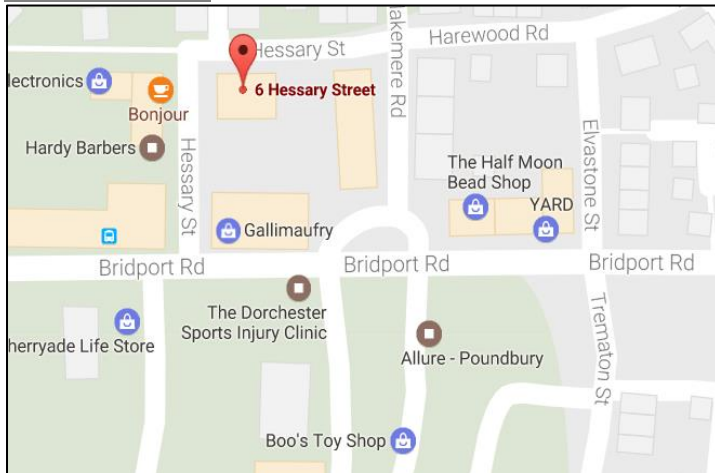
Retail/Studio/Office accommodation suitable for a  
variety of uses. Approx. 800 sq ft (74 sq m)



## LOCATION

6 Hessary Street is centrally located within Poundbury, just to the north of Bridport Road, The Butter Cross Square and Butter market. Other occupiers in close proximity include Bonjour, Poundbury Cycle Sports, Gallimaufry and Hardy Barbers.

## LOCATION MAP



## DESCRIPTION

The property comprises a lock up retail/studio/office ideally suited for a variety of uses. The property has most recently been used as an office and is fitted out accordingly. There is a single private car space within the rear courtyard.

## ACCOMMODATION

Net internal area approximately 800 sq ft 74 sq m).

The accommodation is currently partitioned to provide a main office area with at the rear a partitioned store/kitchen.

## SERVICES

Mains gas, water and electricity. Heating is by way of electric.

In addition there is CAT 5 trunking in part.

No tests have been carried out in relation to services, nor are we able to comment on their condition.

## TENURE

A new flexible lease is offered. The ingoing tenant will be required to make a contribution towards the landlords reasonable legal costs, pay a deposit and provide a satisfactory bank reference.

## SERVICE CHARGE

There is a service charge covering the Poundbury Management Charge, external repair, external decoration (excluding shop front) and building insurance. This is calculated on the basis of approx. 10% of the rent payable.

## RENT

£12,500 per annum

## BUSINESS RATES (VOA listing 2017)

Description	-	Shop & premises
Rateable Value	-	£8,800

If you qualify for small business rate relief there will be no rates payable under current legislation.

## ENERGY PERFORMANCE CERTIFICATE

Certificate No. 0995-3009-0187-0890-7891  
Energy rating; 52

## FINANCE ACT 1989

VAT is chargeable on the rent and service charge.

## VIEWING

For further information please contact the Sole Agents,  
**Chesters Commercial Ltd:**

**Telephone: (01935) 415454**

**Email: [david.foot@chesterscommercial.com](mailto:david.foot@chesterscommercial.com)**

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