

01935 415454

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**Chesters**  
Commercial



## 22a Middlemarsh Street, Poundbury DT1 3GD

### TO LET

Area: 750 sq ft (70 sq m) | Rent: £11,000 | Rent Period: Annual |

#### LOCATION:

22a Middlemarsh Street is located within phase one of Poundbury, close to the Pummery Square retail area. Other occupiers in close proximity include The Poet Laureate, Rivoli Boutique, Stitching House Design and Bird & Co.

#### KEY FEATURES:

- Ground floor office accommodation
- Approx. 750 sq. ft. (70 sq. m)
- Suitable for a variety of uses

## 22a Middlemarsh Street, Poundbury DT1 3GD

### DESCRIPTION:

The property comprises a ground floor studio / office ideally suited for a variety of uses. The property has most recently been used as an Estate Agents and is fitted out to provide an open plan office with separate kitchenette and WC. There is private parking space within the rear courtyard.

### FLOOR AREA:

FLOOR	AREA sq ft	AREA sq m
Floor Area	750	70
<b>TOTAL</b>	<b>750 sq ft</b>	<b>70 sq m</b>

### TENURE:

A new flexible lease is offered. The ingoing tenant will be required to pay a deposit and provide a satisfactory bank reference.

### SERVICES:

Mains electricity, water and drainage. Heating is by way of electric. No tests have been carried out in relation to services, nor are we able to comment on their condition.

**EPC:** C 52

**VAT:** VAT is chargeable on the rent and service charge.

### LEGAL COSTS:

**RATES:** (VOA Listing 2017)  
Description – Office & premises, Rateable Value – £7,200 If you qualify for small business rate relief there will be no rates payable under current legislation.

### CONTACT:



**David Foot**  
Chesters Commercial  
01935 415 454  
david.foot@chesterscommercial.com

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