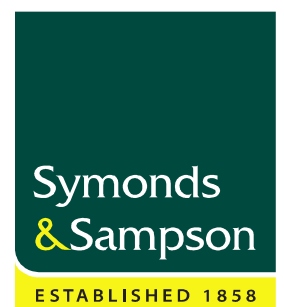




Showroom Unit, St Andrew's Trading Estate

Shoe Lane, Bridport, Dorset

2,816 sq ft Business Unit for Lease
Guide Rent - £21,500 per annum



Showroom Unit

St Andrews Trading Estate, Shoe Lane, Bridport, Dorset DT6 3EX

2,816 sq ft Business unit for lease

- Established trading estate location
 - Ample allocated parking
 - diverse range of business uses

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

The Property

A prominent showroom unit located on the very well-established St Andrews Trading Estate in Bridport, Dorset.

The unit has a half-glazed front and measures a total of 2,816 sq ft comprising 1,457 sq ft of showroom space and 1,129 sq ft of storage. The unit comes with a kitchen, shower and w.c., with surface mounted trunking, suspended ceilings and integrated lights.

The unit has ample allocated parking and forms part of a larger development of leisure, office, stores and workshop businesses.

Situation

The unit is located within the popular, well maintained and well established St Andrews Trading Estate, situated at Shoe Lane, Bridport. The estate is a well-known and established trading location for a diverse range of retail, leisure, professional and trades businesses. It has ample parking facilities.

EPC

Energy Rating: C

Local Authority

Dorset Council.

01305 221000

customerservices@dorsetcouncil.gov.uk

Directions

The unit is situated at the end of Shoe Lane, on the St Andrew's Trading Estate.

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 (VAT). Any intending purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction.

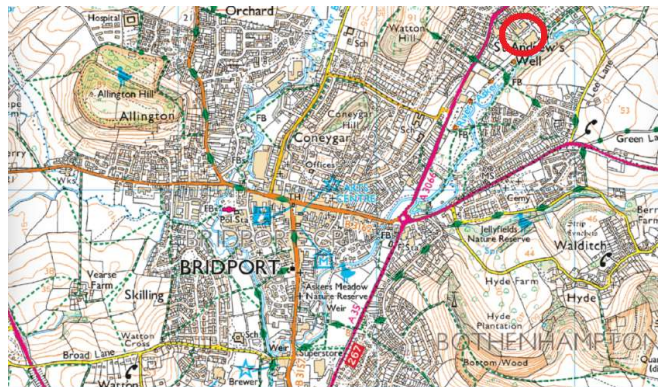
At present we understand that the property is not subject to VAT charges.

Rateable Value

£14,000 (2023)

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.



RH 31/08/2023

Symonds & Sampson

ESTABLISHED 1858

01305 261008

Symonds & Sampson LLP
30 High West Street, Dorchester, Dorset, DT1 1UP
dorchester@symondsandsampson.co.uk
www.symondsandsampson.co.uk

IMPORTANT NOTICE: Symonds & Sampson LLP and their Clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.



SURVEYS

VALUATIONS

PLANNING

LETTINGS