



Chardsmead Garage, Chardsmead Road, Bridport, DT6 3EY

Former garage premises for sale - freehold

Guide Price £250,000



Chardsmead Garage, Chardsmead Road, Bridport, Dorset, DT6 3EY

For Sale - £250,000

- 1709 sq ft Freehold Garage Premises
- Parking forecourt to the front for several cars
- Office and stores on first floor
- 3 phase power

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

The Property

Chardsmead Garage is a well-located former garage premises with parking forecourt to the front for several cars. Totalling 158.8m² 1709sqft it comprises ground floor workshops with 145.6m² (1567sqft) and with offices/stores at first floor front totalling 13.2m (142sqft) The workshop is a lofty space and has 3 phase power.

RV £8400 (100% small business rates relief for qualifying parties)

Situation

Chardsmead Garage is situated behind and slightly to the north of West Street in the town centre. Town carparking is available in Rax Lane close by and all the facilities associated with the town centre are close by including a Waitrose supermarket, theatre, shops and banks.

Directions

From our office in South Street, on foot, walk north and turn left into West Street. Cross the road and follow the road down the hill for 100m. Turn right into Victoria Grove (Nationwide Bank is on the corner). Go past ATS and after 75m Chardsmead Road is on the left. The garage is 20m on the left.

Services

Mains electricity, water and sewerage.

Local Authority

Dorset Council 01305 221000

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.

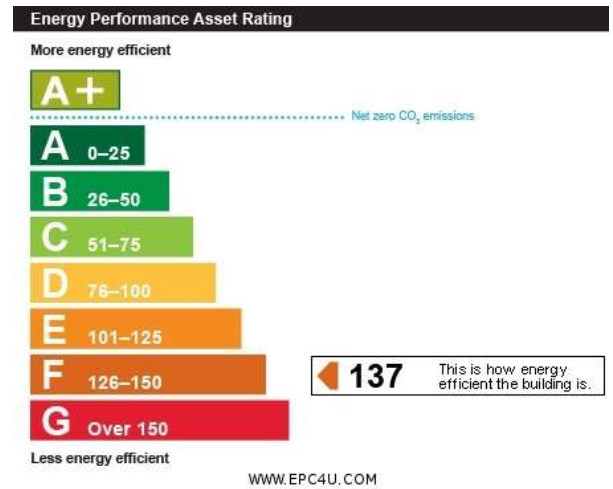
Legal Costs

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

Legal Details

To be advised.

Energy Performance Certificate



JMT/23/01/24



01305 261008

Symonds & Sampson LLP
Burraton House, 5 Burraton Square,
Poundbury, Dorchester, DT1 3GR
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