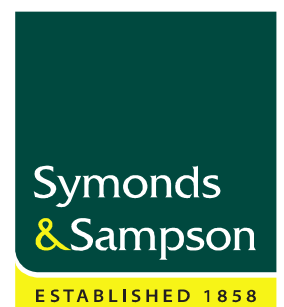




## 4 The Parade, Sturminster Newton, Dorset, DT10 1BA

Town centre retail unit

For Lease - £8,000 per annum



# 4 The Parade, Sturminster Newton, Dorset, DT10 1BA

## For Lease - £8,000 per annum

- 664 Sqft
- Town centre location
- Wide frontage

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

### The Property

A ground floor shop/office property close to the town centre and arranged as a sales area, store and with WC and kitchenette. Wide frontage.  
Totalling 664sqft

RV £7600. (Will allow for 100% small business rates relief for qualifying parties.)

### Situation

The premises are located on Station Road in Sturminster Newton a short distance from the town square and opposite the main council car park.

Sturminster is a busy rural town, midway between Shaftesbury to the north and Sherborne and Blandford west and east. There is a good-sized industrial estate, primary and secondary school and various other community facilities.

### Directions

From our office on the corner of The Square simply walk down Station Road for approx. 75 m and the property is on the left, opposite the Post Office. The Co-op supermarket is adjacent after the central car park.

### Services

Mains electricity, water and drainage available

### 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](http://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

TBA



01305 261008

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