



TO LET
ATTRACTIVE APPOINTED GROUND FLOOR OFFICES IN AN IMPOSING PERIOD PROPERTY
CENTRAL VILLAGE LOCATION



Ground Floor Offices, The Elms, St. Andrews Drive, Charmouth DT6 6LN

- Imposing Period Property
- Central Village Location
- Parking Space
- Flexible Space

Martin Diplock Chartered Surveyors & Estate Agents - Commercial Property

DESCRIPTION

Offices on the ground floor of an imposing period property which also includes the offices of Charmouth Parish Council.

The premises are very attractively decorated and they provide spacious light and bright accommodation.

The Elms is located in the centre of Charmouth - a picturesque West Dorset coastal village with a selection of local facilities including a range of shops, 2 pubs, library, doctors surgery, primary school and a thriving local community. There is an extensive sandy beach and delightful cliff top walks.

Lyme Regis is only about 2 miles away and the bustling market town of Bridport some 6 miles to the east. There is a main line railway station at Axminster (about 6 miles).

GROUND FLOOR OFFICES:

Room 1

32' x 16'1" (9.75m x 4.90m) narrowing to 12'8" (3.86m)

With part panelled walls, 2 feature fireplaces.

Room 2

16' x 11' (4.88m x 3.35m) (irregular shape)

Which has fitted cupboards and work surfaces, large square bay window, sink unit, part wall panelling.

Staff Kitchen and WC

With 'Vaillant' gas fired boiler providing central heating and hot water.

To the rear of the building are 2 parking spaces.

THE LEASE

Flexible lease terms available. Full repairing and insuring terms. Opted out of the Security of Tenure provisions of the Landlord & Tenant Act.

RENTAL

Ground Floor Offices: £6,000

LOCAL AUTHORITY

Dorset Council, South Walks House, South Walks Road, Dorchester DT1 1UZ

BUSINESS RATES

Rateable Value: TBC

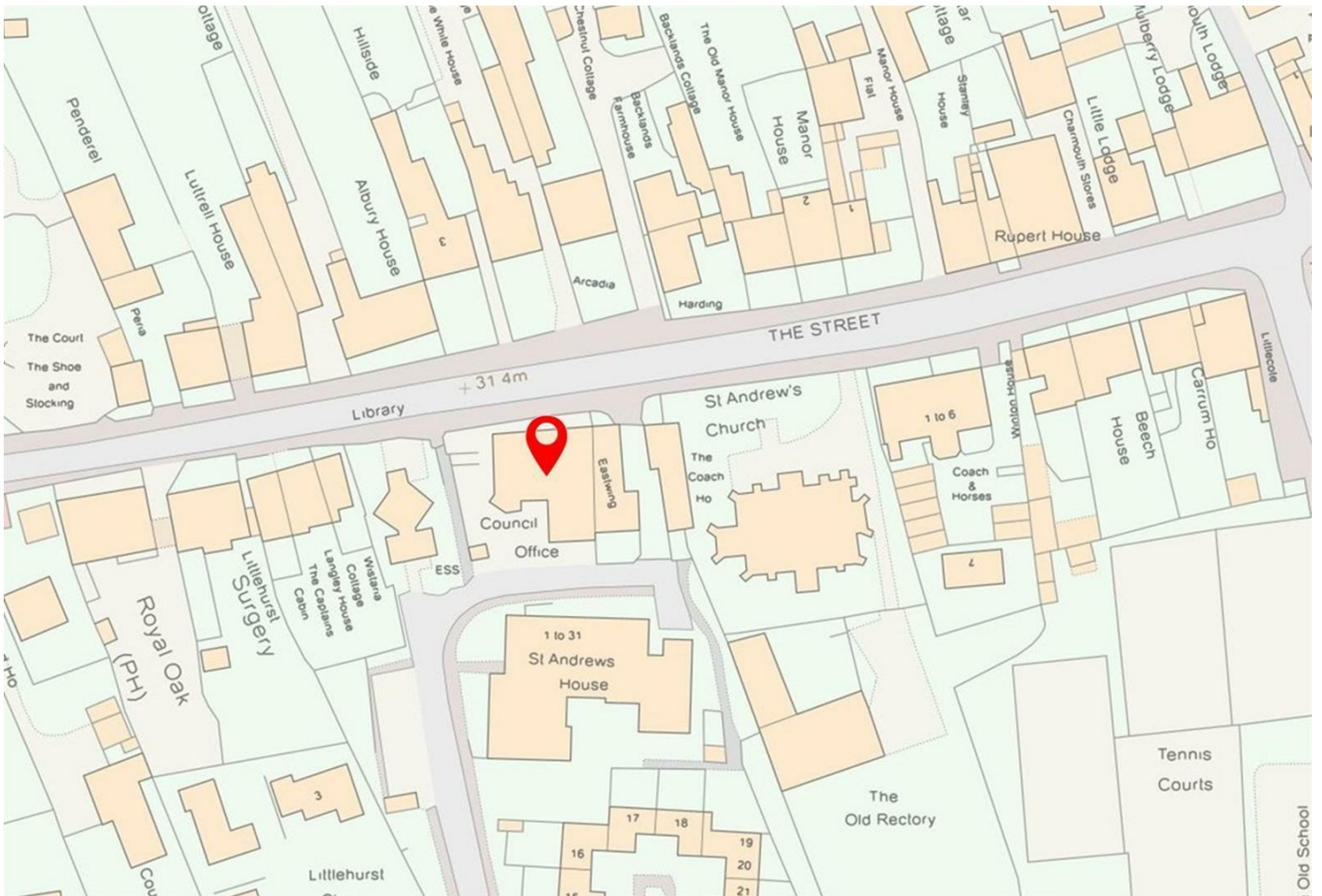
We understand that 100% business rates relief is available but applicants should confirm this with the Local Authority.

VIEWING

Strictly by appointment with the Vendor's agents, Martin Diplock Estate Agents of 36 Broad Street, Lyme Regis.

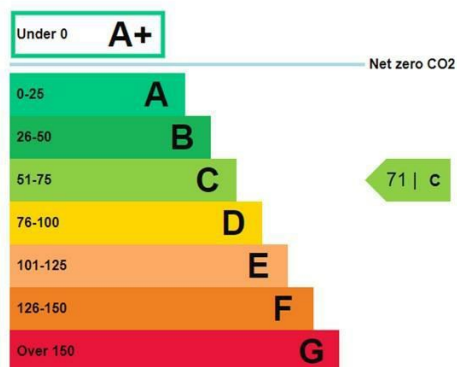


Ground Floor



Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO₂) your property is likely to emit.

NOTES:

1. Martin Diplock Chartered Surveyors have not carried out any tests on the fittings, appliances or services mentioned in these particulars, and are therefore not able to give a warranty that they are in proper working order.
2. Martin Diplock Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:
 - 2.1 the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
 - 2.2 no person in the employment of Martin Diplock Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property.
 - 2.3 **Plans where shown are for identification purposes only – not to scale.**
 - 2.4 All measurements are approximate and for guidance only.

Please note: These particulars are believed to be accurate but this cannot be guaranteed and they are not to be used as part of a contract. **S4314**

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