



TO LET
SECOND FLOOR OFFICE IN AN IMPOSING PERIOD PROPERTY
CENTRAL VILLAGE LOCATION



Room 2, The Elms, St. Andrews Drive, Charmouth DT6 6LN

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

Martin Diplock Chartered Surveyors & Estate Agents - Commercial Property

DESCRIPTION

Attractively presented office on the top (second) floor of The Elms, which also includes the offices of Charmouth Parish Council (the Owners).

The premises benefit from a parking space.

The Elms is located in the centre of Charmouth, a picturesque West Dorset coastal village with a good selection of local facilities - shops, doctors, library, primary school, etc., and a thriving community spirit. 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 mainline railway station at Axminster (about 6 miles).

OFFICE 2

22'3" x 9'10" (6.78m x 3.00m) overall (sloping ceiling)

2 uPVC double glazed windows with attractive views, fitted carpet, 2 Eco electric radiators.

Use of a shared WC.

To the rear of the building is a parking space.

THE LEASE

Flexible lease terms available.

RENTAL

Office 2: £2,250

The Tenant/s will be responsible for a 50% share of water sub-meter use and the room has its own electricity sub-meter.

LOCAL AUTHORITY

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

BUSINESS RATES

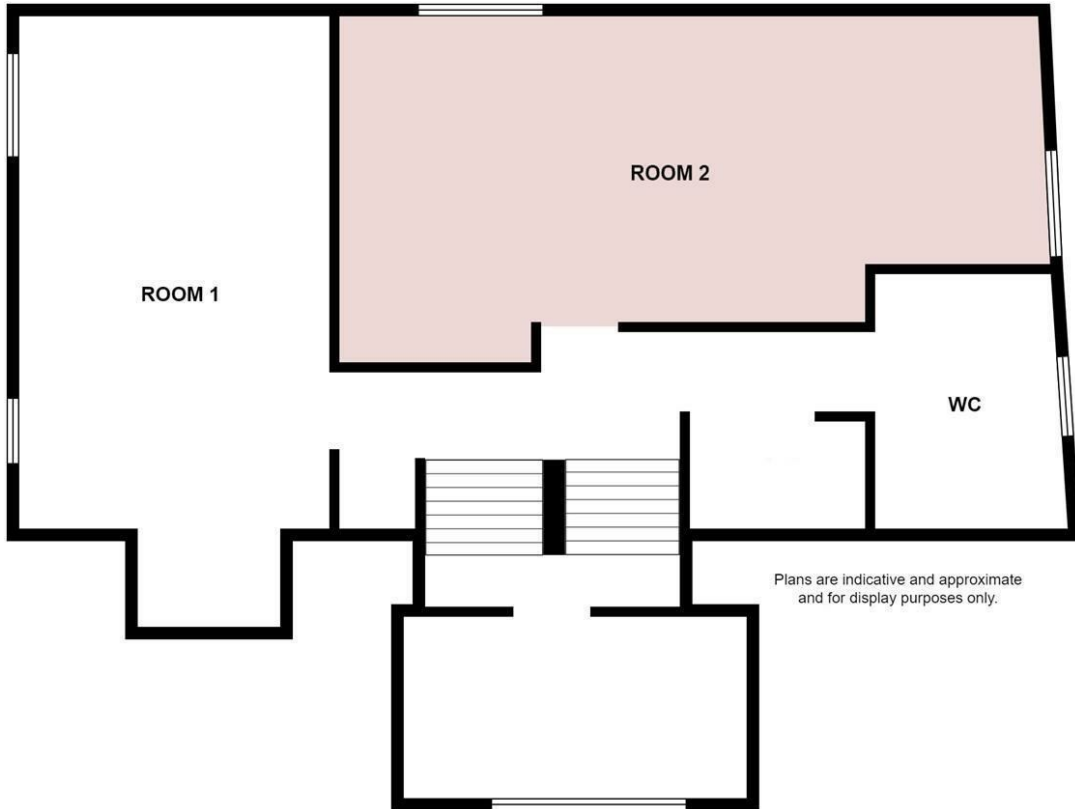
Office 2 Rateable Value: £1,475

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

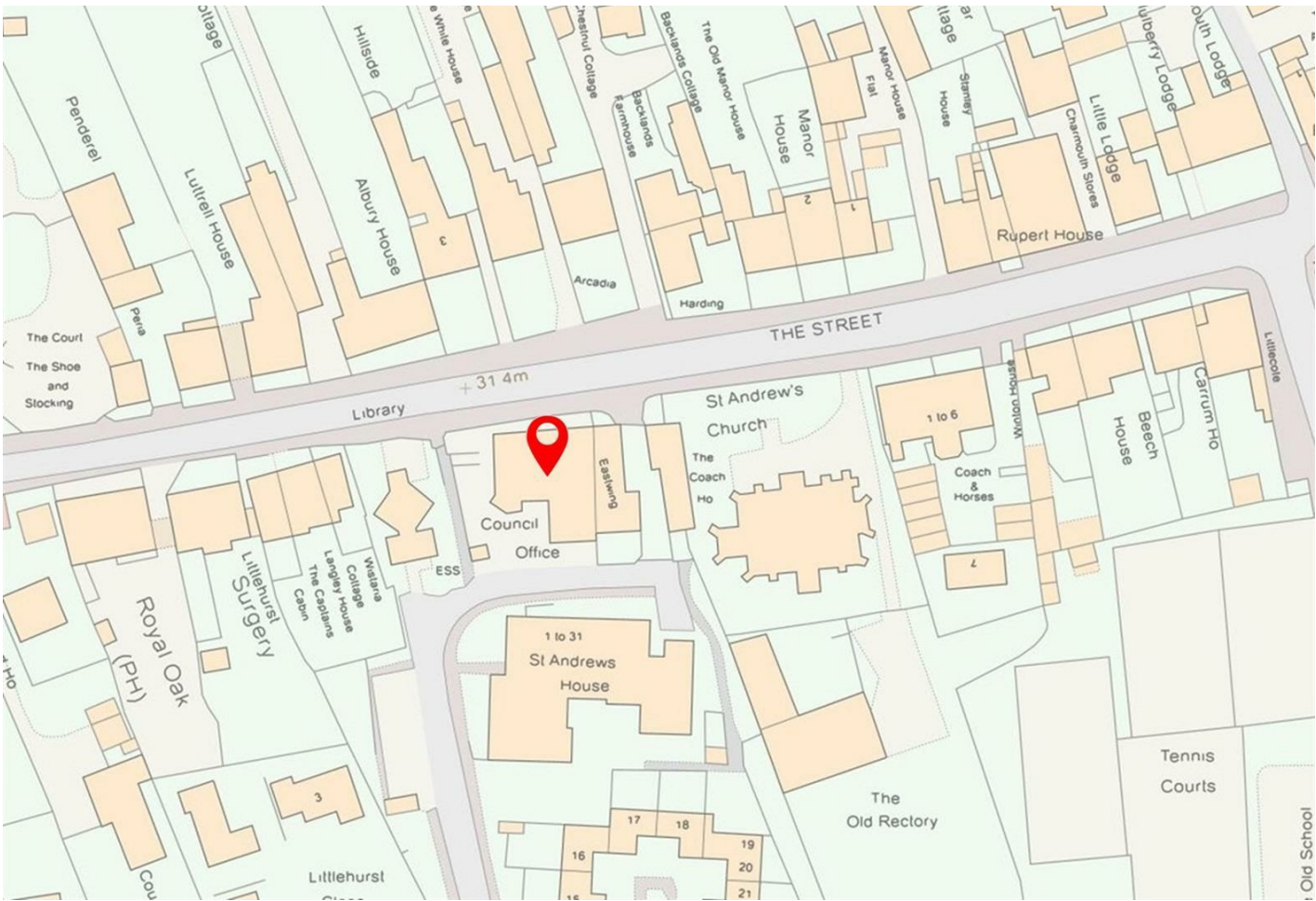
VIEWING

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



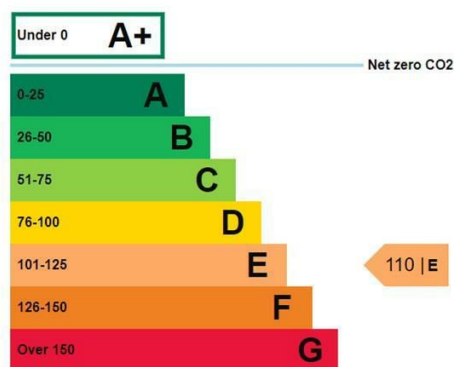


Plans are indicative and approximate and for display purposes only.



Energy efficiency rating for this property

This property's current energy rating is E.



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. **S4417**

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