

Symonds
& Sampson



2, The Arcade, The Street, Charmouth, DT6 6PU

For Lease, a prominent ground floor shop /office in the popular resort town of Charmouth.

 563.00 sq ft

- High street location
- Parking space to the rear
- Shopfront with rear office
- Popular resort town

£9,000 Per Annum

THE PROPERTY

A prominent ground floor shop /office in the popular resort town of Charmouth.

Premises comprise forecourt with door to premises and glazed shopfront.

Accommodation comprises:

Shop front area 350sqft

Lobby 89sqft with sink and WC off

Rear office/store 124sqft

Total 563sqft

Parking space to the rear.

SITUATION

Just two miles from Lyme Regis on the Jurassic Coast, Charmouth is a traditional village situated on the mouth of the River Char. Village facilities include pubs, restaurants, cafe's, shops and post office. Situated with frontage onto the main road, The Street, the property is in a prominent prime trading position and adjacent to Morgans of Charmouth general store.

SERVICES

Mains electric, water and drainage.

LOCAL AUTHORITY

Dorset Council Tel: (01305) 221000

Business Rates RV: £5,500

(100% small business rates relief will apply to qualifying occupiers)

DIRECTIONS

What3words///retain.aliens.warbblers

ENERGY PERFORMANCE CERTIFICATE

C (62)

CODE FOR LEASING BUSINESS PREMISES

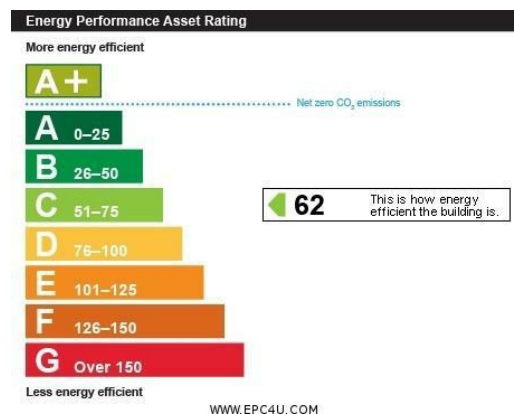
The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations 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.



JMT/07/08/25



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