

RETAIL/OFFICE/STUDIO  
TO LET



37 Great Cranford Street, Poundbury, Dorchester, DT1 3SQ

£8,000 per annum

Chesters  
Harcourt

## SUMMARY

- Modern ground floor employment space
- Well located in close proximity to Queen Mother Square and Waitrose
- New lease available

## LOCATION

Great Cranford Street is located in the north western corner of Poundbury to the north of Peverell Avenue West. The units are just around the corner from Queen Mother Square where Waitrose is located.

## THE PROPERTY

The property comprises a ground floor lock up. The unit has a disabled WC and kitchenette. There is in addition perimeter trunking and electric panel heating. To the rear is a single allocated car parking space.

## ACCOMODATION

(All areas are approximate net internal and approximate)

Net internal area approx. 520 sq ft

## RENT

£8,000 per annum

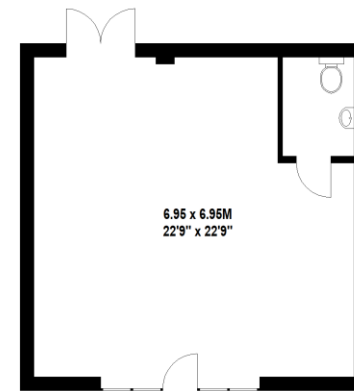
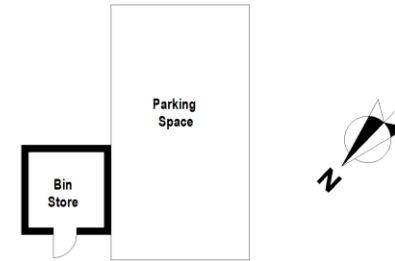
## TENURE

Leasehold. The unit is offered by way of a new lease on terms to be negotiated. The incoming tenant will be expected to provide satisfactory credit search.

Estate Agents 1979 Declaration that the agents have a personal interest in the property .

### Great Cranford Street, Poundbury, DT1

Approximate Gross Internal Area 48.3 sq m / 520 sq ft



Ground Floor

Floor Plan produced for Chesters Harcourt by Mays Property Marketing © . Tel 020 3397 4594  
Illustration for identification purposes only. Not to scale.  
Orientation, measurements, and other details are approximate and for guidance only, purchasers should verify details independently.  
Where a room has a sloping ceiling the dotted line marks 1.50M height, and all measurements shown are at floor level.

## SERVICES

The property benefits from mains electricity, water and drainage,

## SERVICE CHARGE

There is a service charge payable in respect of the property calculated at 10% of the rent. The service charge covers external repair and decoration of the building together with the Poundbury property management charge. The tenant is to be responsible for the repair and decoration of the inside of the property together with the shop front and windows etc.

## EPC

EPC rating B,

## RATEABLE VALUE

The current Rateable Value is £6,100.

## FURTHER INFORMATION

For any further information please contact [info@chestersharcourt.com](mailto:info@chestersharcourt.com)

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