

**RETAIL/OFFICE/STUDIO
TO LET**



33 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)

Unit depth	22'9"
Unit width	22'3"
Net internal area approx.	470 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 ingoing tenant will be expected to provide satisfactory credit search.



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, valid until 2032.

RATEABLE VALUE

The current Rateable Value is £6,000 before 1st April 2026 when it is will increase.

FURTHER INFORMATION

For any further information please contact info@chestersharcourt.com

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