



ILCHESTER ESTATES

**33/34 West Street,
Abbotsbury, Weymouth**

DT3 4JT

Rent: £450 plus VAT per calendar month

The Property

Set within the attractive village of Abbotsbury, 33/34 West Street offers well-proportioned accommodation within a characterful thatched property in the heart of the village.

Situation

Located just nine miles from Weymouth, Dorchester and Bridport, this traditional village is within easy reach of three main conurbations on the south coast. Also benefitting from being located on the B3157, the coast road brings a significant amount of passing trade. Due to the already bustling commercial centre in the village coupled with the numerous tourist attractions in the village, the footfall through the village is vast and has the potential to boost any business significantly.

Directions

33/34 West Street is located on the main B3157 Weymouth to Bridport road. From the Ilchester Arms Public House, travel in the direction of Bridport for approximately 300 metres and 33/34 West Street will be on the right hand side.

Accommodation

Extending to approximately 830 sq ft (77 sq m) this property consists of three rooms on the ground floor and one room on the first floor. Enter off West Street into a retail zone providing access to a showroom to the left and a workshop to the right. A kitchen area is also located on the ground floor. A back door from the retail zone provides access to the back yard and garden.

Upstairs is divided into two good sized rooms, perfect for storage. There is also a W.C. located between the two rooms.

Externally, the property benefits from a well proportioned garden boasting uninterrupted views of St Catherine's Chapel.

Services

The unit has mains electricity, water and drainage.

Rent and other outgoings

The rent is £450 per calendar month plus VAT (£5,400 per annum plus VAT).

The rent is exclusive of all charges. Business rates are payable in addition (The Rateable value is £2,700).

Deposit

The deposit for the property will be equivalent to one months rent. This will be held under the Deposit Protection Service for the duration of the lease.

Lease Details

New leases on flexible terms available. Tenants will be responsible for internal maintenance and repair.

Viewings

Strictly by appointment only. Parties must contact the Estate Office to book. Before making an appointment it is a good idea to ask as many questions as possible to avoid making a wasted journey

The Estate Office, Melbury Sampford - 01935 482200