

PRIME SHOP TO LET

4 CHEAP STREET SHERBORNE DORSET, DT9 3PX

LOCATION

Sherborne is a thriving and prosperous market town situated within the picturesque county of Dorset, well known for Sherborne School.

SITUATION

The shop is located at the entrance to the daytime pedestrian zone close to a number of well-known retailers including White Stuff, Boots and Waitrose Supermarket.

The shop is indicated on the attached street traders plan.

DESCRIPTION

A well configured ground floor retail unit which was substantially refurbished a few years ago.

ACCOMMODATION

The property has the following approximate dimensions and areas:-

Gross Frontage	10.00m	33'0"
Overall Shop Width	8.60m	28'0"
Overall Shop Depth	11.40m	37'0"
GF Sales	89.00 sq.m.	959 sq.ft.
GF Stores	9.40 sq.m.	101 sq.ft.

There are wc and kitchen facilities.

LEASE

The shop is offered on a full repairing and insuring lease for a term of years to be negotiated, subject to 5 yearly upward only rent reviews.



RENTAL

Offers in the region of £37,500 per annum exclusive.

RATES

We understand the property is assessed as follows:-

Rateable Value: £22,000
Approx. Rates Payable £10,252 pa

ENERGY PERFORMANCE CERTIFICATE

The property is a Listed Building and no EPC is required.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

All prices and rents quoted are exclusive of, but may be subject to, VAT.

VIEWING

By appointment with the joint agents:-

Brackenridge Hanson Tate

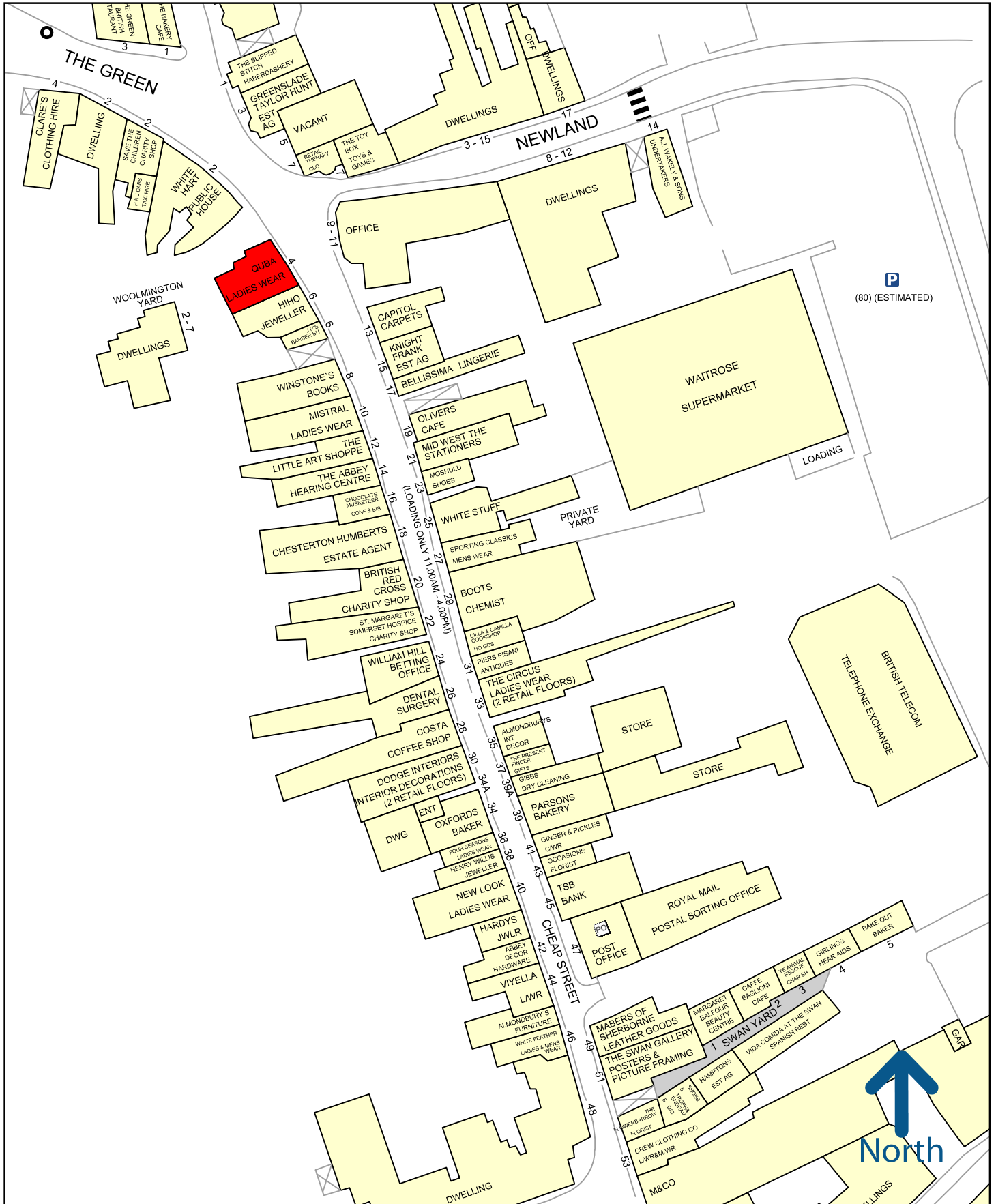
Tel: 0113 244 9020
Ref: Robin Hanson
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or

Clive Thomas & Company

Tel: 0207 792 0066
Ref: Clive Thomas
Email: clive@clivethomas.co.uk

SUBJECT TO CONTRACT
27 July



50 metres

Experian Goad Plan Created: 27/07/2017
Created By: Brackenridge Hanson Tate

