

PRIME SHOP TO LET



85 CHEAP STREET, SHERBORNE, DT9 3BA

LOCATION / SITUATION

Sherborne is a thriving and bustling market town with an affluent catchment area.

The property is located at the foot of Sherborne's main shopping thoroughfare en-route from the main car park, opposite the twice weekly market and close to the historic Abbey. National occupiers include M&Co, Waitrose, Lloyds Bank, Costa Coffee, Caffe Nero and Boots.

DESCRIPTION

A self-contained premises comprising a retail shop at ground floor level with wide display windows due to the long return frontage. An enclosed staircase leads to first floor office and storage accommodation with a further staircase leading to the second floor which provides kitchen/staff/wc facilities and a further stockroom.

ACCOMMODATION

The property has the following approximate dimensions and areas:-

GF Retail	64.59 sq.m	695 sq.ft
FF Office/Store	48.98 sq.m	527 sq.ft
SF Staff/Storage	35.59 sq.m	383 sq.ft

LEASE TERMS

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

RENTAL

£29,500 per annum exclusive.

RATES

We understand the property is assessed as follows:-

Rateable Value	£23,250
Rates Payable	£11,718 (approx)

As at June 2020, we understand that no rates are currently payable, but interested parties are advised to make their own enquiries with the Local Rating Authority as to the actual rates payable.

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band D (80). A copy of the EPC is available on request.

LEGAL COSTS

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

Tel: 0113 244 9020 / www.bht.uk.com

