

The logo for 'gth' is displayed in white lowercase letters on a red rectangular background in the top left corner of the image.

Retail Premises

TO LET

61 Cheap Street, Sherborne

Dorset, DT9 3BB

- A prominent Grade II listed retail premises in Sherborne's town centre.
- Immediately available on new lease terms.
- Net internal area of approximately 2,578 sq ft.
- Suitable for a variety of uses under 'Use Class E'.

Guide price: £30,000 per annum

Location

The property is located on the corner of Cheap Street and Hound Street in Sherborne's town centre. Sherborne is an affluent West Dorset Town with a population of just under 10,000 and also benefits from a wide catchment area by way of neighbouring villages and towns. The town is a popular tourist destination benefiting from Sherborne Castle and Abbey and the town is picturesque with many medieval and Georgian buildings. In addition, its popularity is enhanced by two famous public schools.

Sherborne is renowned for its range of quality independent retailers as well as a variety of national outlets including Fat Face, Joules, Waitrose and Sainsbury's, Orvis and Costa Coffee.

Description

A Grade II listed property, formerly trading as a bank, consists of retail, office, stores and WC at ground level with further office, stores, kitchen and WC facilities on the first floor and is fitted with air conditioning throughout. The property is suitable for a variety of uses under 'Use Class E'.

Floor Areas

Ground Floor

Sales	63.13 sq m	680 sq ft
Office	42.61 sq m	459 sq ft
Stores	<u>29.05 sq m</u>	<u>313 sq ft</u>
Subtotal	140.22 sq m	1,511 sq ft

First Floor

Office	71.69 sq m	772 sq ft
Kitchen	24.83 sq m	268 sq ft
Stores	<u>2.48 sq m</u>	<u>27 sq ft</u>
Subtotal	99 sq m	1,067 sq ft

Total **239.22 sq m** **2,578 sq ft**

Business Rates

We are advised by the Valuation Office that the premises' current rateable value is £30,250 pa.

Tenure

The whole building is available to let by way of Full Repairing and Insuring lease at a rent of £30,000 per annum.

The ground floor is available by way of effective Full Repairing and Insuring lease at a rent of £24,000 per annum.

Services

Mains electricity, gas, water and drainage.

Legal Costs

Each party is to bear their own legal and professional costs.

Energy Performance Certificate

The property has a energy performance rating of C61. A full copy of the EPC is available upon request.

VAT

We have been advised the premises are not registered for VAT and therefore VAT is not payable on the rent.

Viewing

Strictly by appointment with sole agents:-

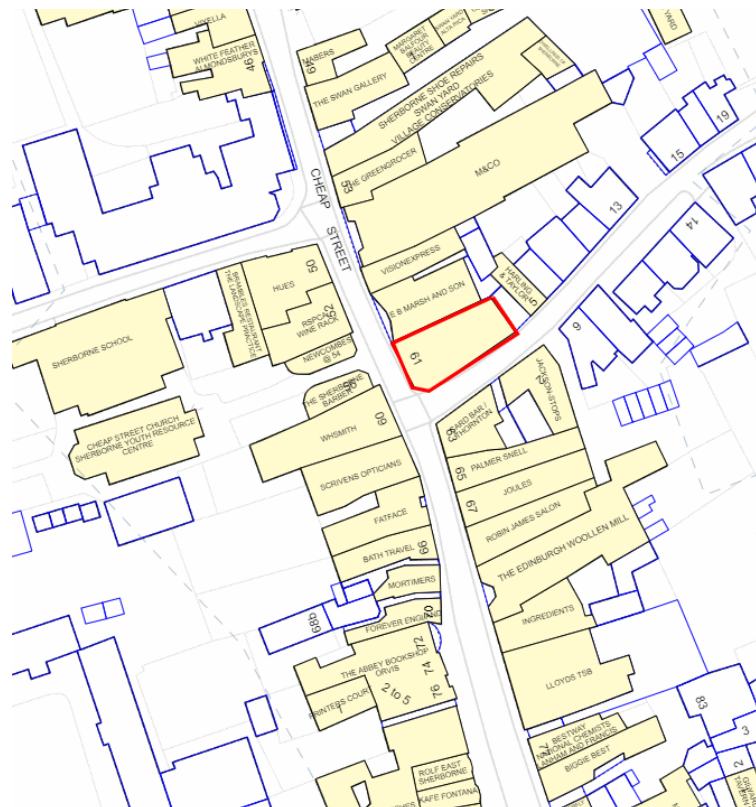
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Important Notice

These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.