

The logo for gth, consisting of the lowercase letters 'gth' in a white, sans-serif font on a red rectangular background.

Retail Unit

RETAIL PREMISES

To Let

Ground Floor Shop Premises, St Georges House, Greenhill, Sherborne DT9 4HF

- Located in the popular Market Town of Sherborne
- Prominently situated overlooking the main A30 Road and within easy walking distance of the Town Centre
- Ground Floor Retail Sales and Office Premises
- Net Internal Floor Area 32.04 sqm (345 sqft)

Rental Guide : £7,200 per annum exclusive

Location

Sherborne is a market town in northwest Dorset, 6 miles east of Yeovil. The A30 runs through the town and the town benefits from a railway station accessing London Waterloo. Communications to the town are acceptable.

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.

The property is prominently located close to the town centre overlooking the A30 and at the junction with The Green which leads to Sherborne's main retailing thoroughfare, Cheap Street.

Description

The property currently provides an attractive shop front and display window with internally an open plan front retail sales area leading to a rear office and WC facility.

Floor Areas

The Shop has the following net internal areas: -

Retail Sales	4.09m x5.71m 13ft 5in x 18ft 9in	23.50 sqm (253 sqft)
Rear Office	3.70m x 2.31m 12ft 2in x 7ft 7in	8.54 sqm (92 sqft)
	Area	32.04 sq m

Business Rates

Rateable Value April 2023: £6,100

As a result of Small Business Rates Relief currently qualifying businesses will have no Business Rates to pay.

Services

The property benefits from mains water and drainage and electricity. The property benefits from a gas fired central heating system and the rear office has the benefit of a wall mounted air conditioning unit

EPC

The property has a "D" Rated Energy Performance Certificate.

Tenure

The property is available to rent on a new full repairing and insuring lease for a term by arrangement.

Rental Guide

The property is available at a rental guide of £7,200 per annum exclusive.

We understand that VAT is not charged on the annual rent.

Viewing

Strictly by appointment with agents: -

Robert Clark - Greenslade Taylor Hunt.

22 Princes Street, Yeovil, Somerset, BA20 1EQ

Telephone: 01935 423 474

Email: robert.clark@gth.net

Email: zack.dennington@rgth.net



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.

Front Sales Area



Rear Office



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