

The logo for 'gth' is displayed in white lowercase letters on a red rectangular background.

Listed Retail Unit

## TO LET

1 Johnsons Courtyard, South Street

Sherborne, Dorset, DT9 3TD

- Listed retail unit in central Sherborne
- Fronting South Street and close to Cheap Street
- Front and rear access
- Attractive double fronted shop
- New lease, flexible terms
- 926 Sq Ft (86.03 Sq M)

New lease, flexible terms - £20,000 per annum, exclusive.

## Location

Sherborne has a wealth of period attractions including two castles and Sherborne Abbey. Sherborne's history can be seen throughout the town in its Georgian Architecture built from ochre-coloured ham stone, particularly prominent at the two world famous independent schools; Sherborne Boys and Sherborne Girls, both of which attract pupils nationally and internationally.

The town is also known for its high street, uniquely filled with independent and high-street chains alike as well some of the best eateries in Dorset. The A30 runs through the town connecting London to Penzance along with Sherborne railway station with direct routes to London sufficiently serving its population of 10,000. The property is located just off the principal high street, Cheap Street. Nearby occupiers include Bean Shot Coffee, The Pear Tree and Connells Estate Agents.

## Description

A double fronted shop being part of a handsome Listed building. The property has a regular layout and a shop depth of circa 10m. At the rear is a store/kitchenette with WC and back door.

## Floor Areas

Retail Area	771 Sq Ft	71.63 Sq M
Store	155 Sq Ft	14.4 Sq M
<b>Total</b>	<b>926 Sq Ft</b>	<b>86.03 Sq M</b>

## Business Rates

A search on the Valuation Office Agency website revealed that the Rateable Value is £19,750.

## Legal Costs

Each Party is to bear their own legal fees incurred in the transaction

## Service Charge

A service charge is payable for buildings insurance and communal maintenance. Further details on request.

## Note

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyance before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website:- [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)

## Energy Performance Certificate

The EPC rating for this property is C (68)

## Terms

A new effectively full repairing and insuring lease, terms to be negotiated.

## Fixtures & Fittings

All fixtures and fittings are specifically excluded unless mentioned in these particulars. No tests have been carried out on any appliances or services at the premises and neither the owners nor their agents give any warranty as to their condition. Prospective occupiers should make their own investigations.

## VAT

Any reference to price, premium or rent is deemed to be exclusive of VAT unless expressly stated otherwise. Any offers received will be assumed to be net of VAT unless stated otherwise. We are informed that exemption from VAT has been waived and therefore VAT will be payable on the price/rent.

## Viewing

Strictly by appointment with sole agents:-  
Tim Wright

Greenslade Taylor Hunt

22 Princes Street, Yeovil, Somerset, BA20 1EQ

T: 01935 423474

E: [tim.wright@gth.net](mailto:tim.wright@gth.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.