

## 44-46, High Street, Shaftesbury, Dorset, SP7 8JG

A prime retail shop premises over 2 levels with rear servicing and off street parking.

**£21,500 Per Annum**



## 44-46, High Street, Shaftesbury, Dorset, SP7 8JG

- 987 sq ft of prime retail
  - High Street location
    - Rear servicing
    - Off-street parking
- Large first floor storage area

Viewing strictly by appointment through Symonds & Sampson Dorchester Commercial Office on 01305 261008 ext 3

### The Property

A prime retail shop premises over two levels with rear servicing and off street parking in a prominent corner position on the High Street in the popular town of Shaftesbury.

The accommodation comprises the following:

Ground floor retail sales area of 91.7 sqm

First floor staff facilities and generous storage area 89.1 sqm

RV £18,500

### Situation

A High Street lock up shop in the attractive North Dorset town of Shaftesbury. Close to the Post Office and a mix of local and national retailers. The famous Gold Hill is a short walk away.

### Services

Mains water and electricity. Heating/Air Conditioning.

### Local Authority

Dorset Council 01305 221000



### Code for Leasing Business Premises

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer 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)

### Finance Act 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction.

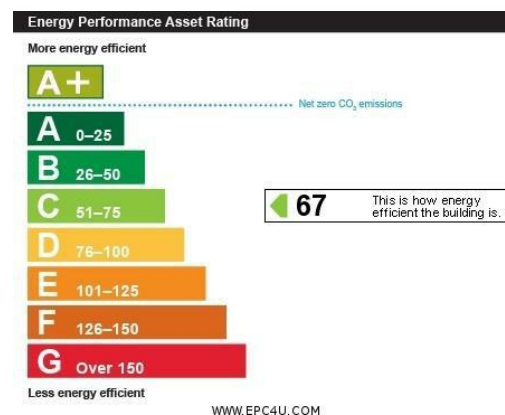
### Legal Costs

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

Lease Details to be advised.

### Directions

The property is easy to find in the High Street on the corner with Mustons Lane.



JMT 12/05/23

Symonds  
& Sampson

ESTABLISHED 1858

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