# Retail – Shop to Let

# Gerrard Matthews

**Chartered Surveyor** 

# 51a Cheap Street Sherborne, Dorset DT9 3BA



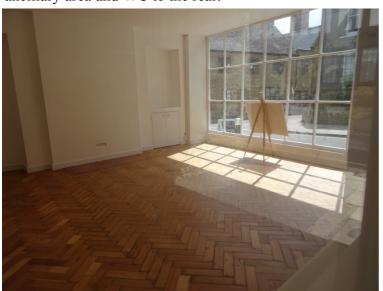
### Location

Sherborne is a prosperous Dorset market town located approximately 5 miles to the west of Yeovil.

The property is located in the prime part of Sherborne adjacent to Crew, M&Co with nearby high end retailers. In addition it has a return frontage to Swan Yard which is the principal pedestrian route from the town's main car park and Cheap Street

# **Description**

The property provides a shop on ground with a small ancillary area and WC to the rear.



#### Accommodation

The approximate dimensions and floor areas measured off plan and as existing are as follows:

Gross frontage	5.18m	17'0"
Net frontage	4.57m	15'0 "
Shop depth	5.18m	17'0"
Ground floor Sales	23.78 sq m	256 sq ft
Ground floor Storage	2.78 sq m	30 sq ft

#### Rateable Value

£9,400 which is below the government threshold for small businesses paying rates. This is not the rates payable

# **VAT**

The Lessor has elected to charge VAT on the rent

### **Tenure**

Term to be agreed

#### Rent

£15,000 per annum exclusive ono

#### **Plans**

On Request via email

# Further information or viewing

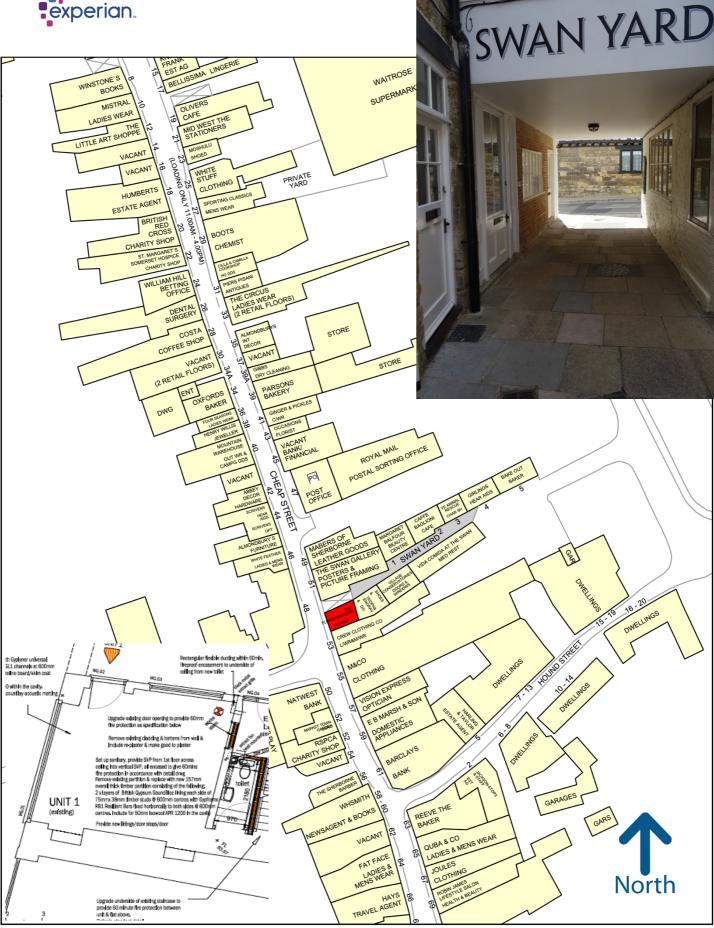
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# Notice (June 2021)

Gerrard Matthews for himself and for the vendors of this property whose agent he is gives notice that:-

- (i) The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract.
- (ii) All descriptions, dimensions, references to conditions and necessary permissions for use and occupation, and other details are give in faith and are believed to be correct but any intending purchaser should not rely upon them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them
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Sherborne



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