

# Commercial Lease for Sale

Gerrard Matthews  
Chartered Surveyor

## Swan House, Acreman Street Sherborne, Dorset DT9 3EX

- Rare opportunity Town Centre location
- Prominent Roadside Position
- Class E Use
- Seven Car Park Spaces
- 2687 sq ft total accommodation

### Accommodation

Approximate dimensions and floor areas

Frontage to Acreman St	7m	23'0"
Internal Width	6.3m	20'8"
Depth	15.1m	46'6"
Single storey building width	6.3m	23'0"
Single store building length	12.3m	40'4"
Ground floor Area total	163 sq m	1760 sq ft
First Floor Area*	86 sq m	927 sq ft

(\*Can be self contained)

**Parking area providing up to 7 car spaces accessed directly off Acreman Street**

### Rateable Value

April 2023 valuation: Shop & Premises £20,000

Please note this is not the amount payable

### EPC

The property has an Energy Rating of B. Copy details available on request

### VAT

VAT is chargeable on the rent

### Tenure

Fifteen year lease from 21<sup>st</sup> March 2021 on full repairing and insuring terms at a passing rent of £28,000 per annum subject to review in 2026 and 2031. Tenant only break clauses in 2026 and 2031 subject to written notice no less than six months prior. Copy Lease on request

### Rent

£28,000 per annum exclusive

### Further information or viewing

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### Location

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

The property is located along the busy Westbury/Acreman Streets that serve as one of the main access and routes through Sherborne. The property is within easy walking distance of the town centre and regularly used as one of the main means of accessing all the schools and businesses in the town

Refer to location plan at back of details

### Description

The property is of modern construction and easily adaptable to a multitude of uses. At present the layout has been divided for its current use as a veterinary surgery however the walls are of wooden stud walls so the interior can be opened up without major structural works.

Please note any alterations will require Landlords consent (not to be unreasonably withheld)

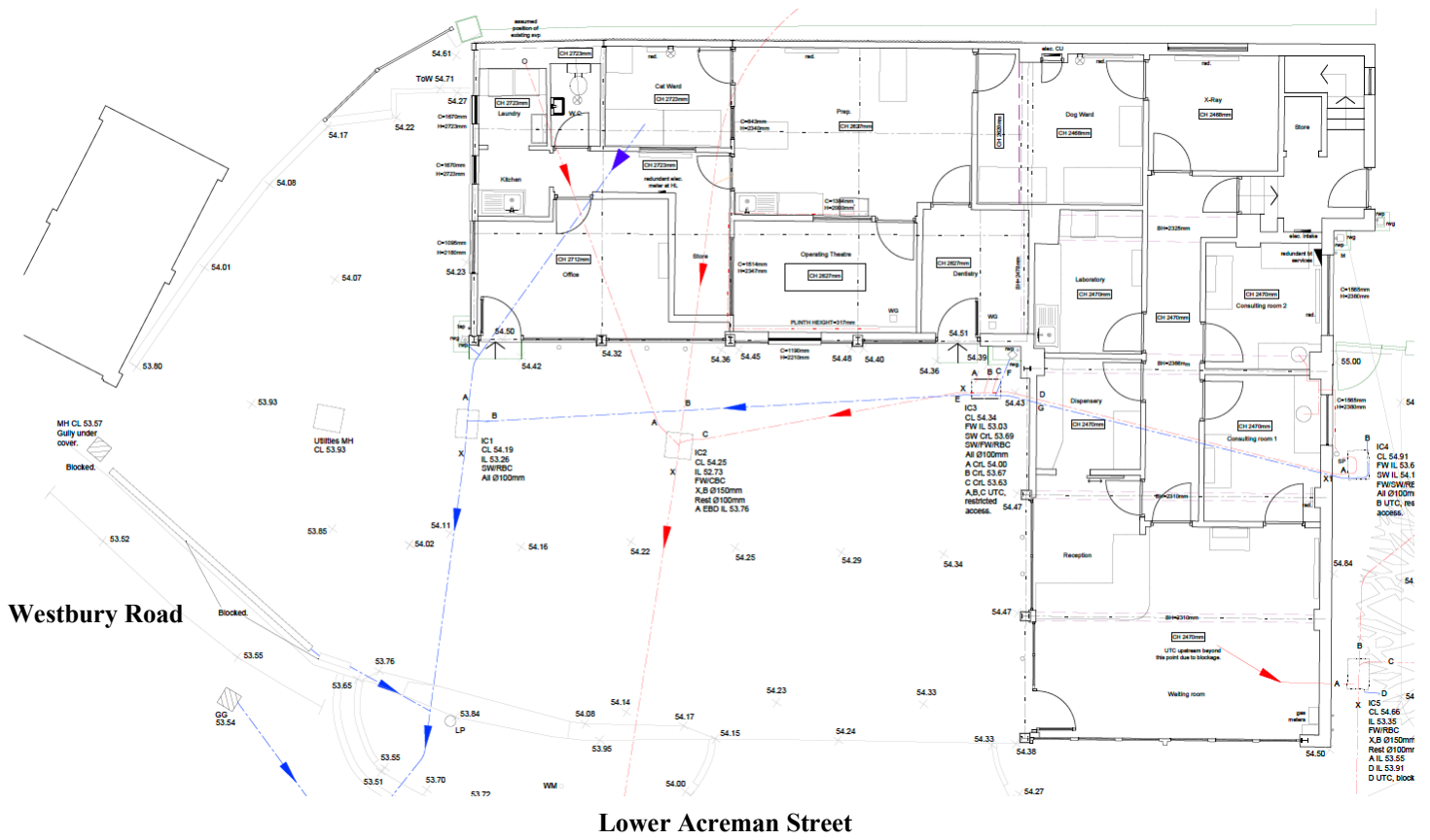
### Plans

PDF copy on request

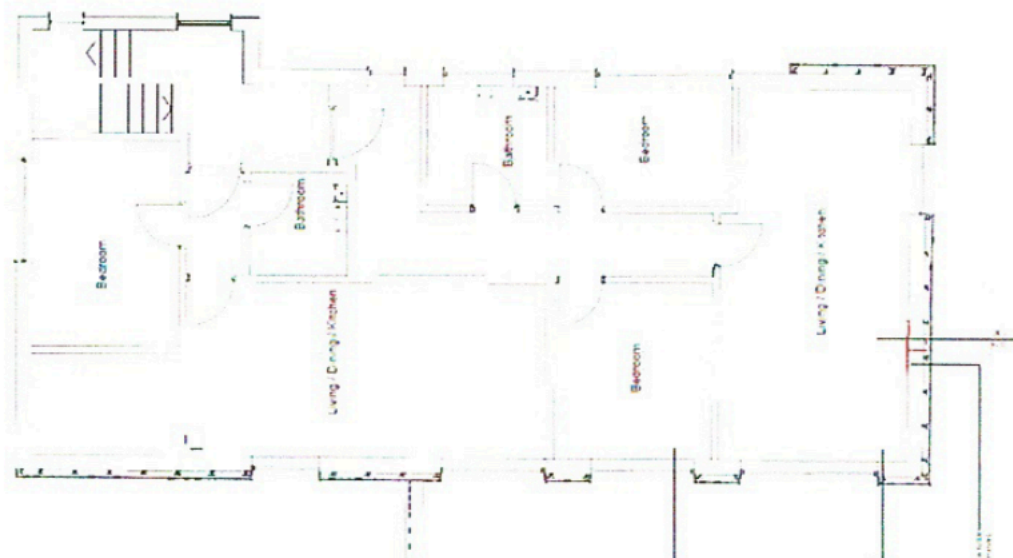


**Ground floor**

(Not to scale. Scaled plans available on request)



**First Floor**



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