

Retail – Shop to Let

Gerrard Matthews
Chartered Surveyor

1 Bell Street Shaftesbury, Dorset SP7 8AR

- Affluent Market Town
- Prominent shop
- Total of 980 sq ft commercial space
- Option to relocate stairs to rear & increase sales area
- Rates exempt to sole occupier



Location

Shaftesbury is a picturesque affluent market town situated in North Dorset approximately 21 miles west of Salisbury with a population of c7500 people but is surrounded by many affluent villages and enjoys a year round tourist trade

Situation

The property is situated opposite the main pedestrian exit of the town's principal car park.

Description

The property is currently used as a shop and has been fitted out to a high standard comprising a sales area to the front, office/store in the middle and a kitchenette to the rear on ground. The lower ground is accessed from a spiral staircase (secondary stairs at rear) providing quality accommodation for a number of commercial uses. Please refer to the plans and photos at the back of these details

Plans

Please see plans overleaf
PDF & DWG plans available to interested parties.

Rates

Rateable Value £11,750

Accommodation

The approximate dimensions and floor areas are as follows:

Gross frontage	8.1m	26'6"
Net frontage	7.5m	24'6"
Net internal width	7.34m	24'1"
Narrowing to:	7.3m	23.10"
Shop depth	5.0m	16'3"
Ground floor Sales	36.7sq m	395 sq ft
Ancillary/Sales	12.8 sq m	138 sq ft
Kitchenette	5.1sq m	55 sq ft
Basement Ancillary (See photos at end of details)	36.4 sq m	391 sq ft

VAT

The Property has been elected for VAT

Tenure

Leasehold



Rent

£18,500 as existing or £20,000 altered layout

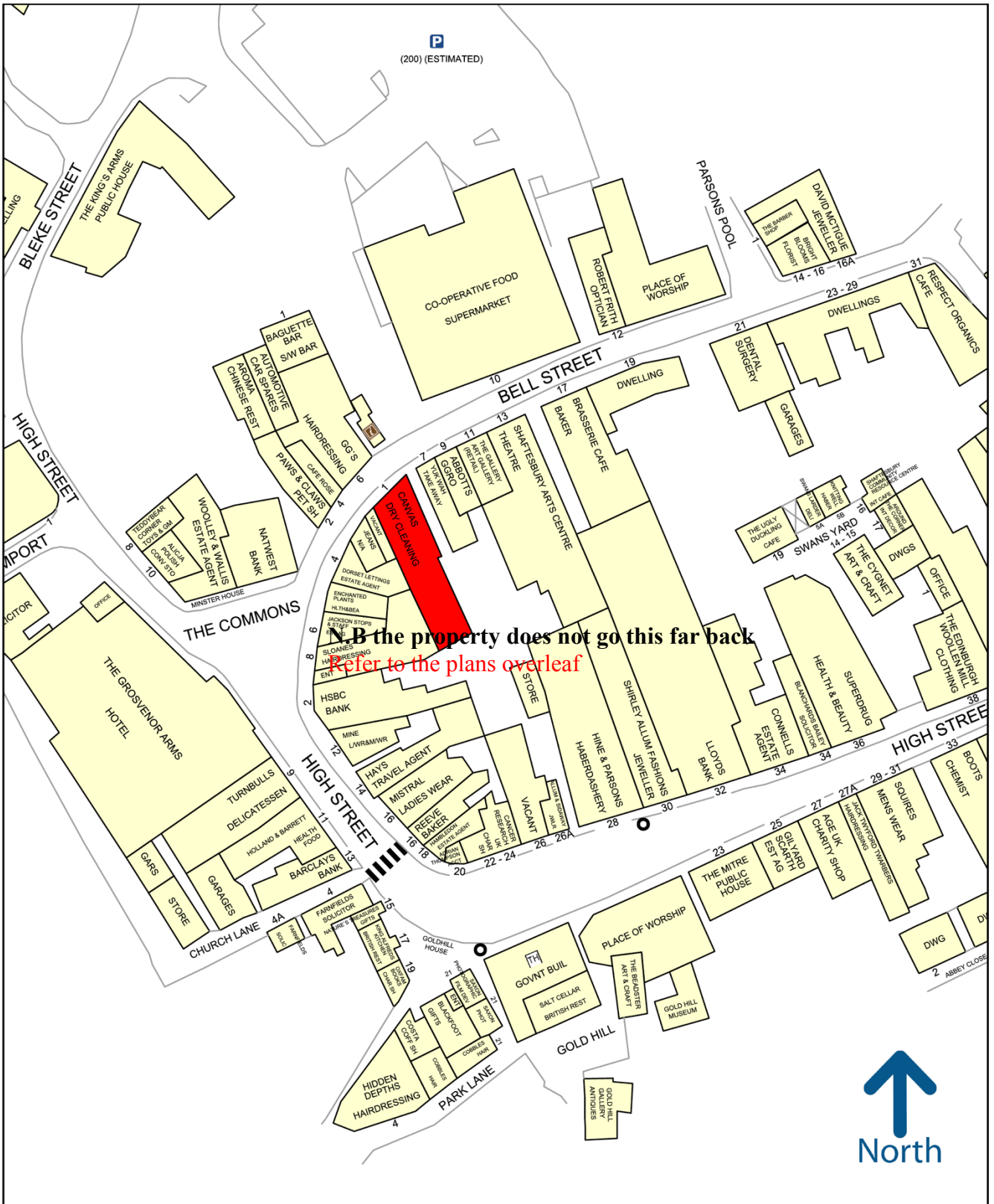
Further information or viewing

Gerrard Matthews BSc MRICS
DD 01963 220267
Mob 07798 845626
gerrardmatthews@btinternet.com
www.gerrardmatthews.co.uk

Notice (July 2024)

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

- 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.
- All descriptions, dimensions, references to conditions and necessary permissions for use and occupation, and other details are given 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
- No person in the employment of Gerrard Matthews has authority to make or give representation or warranty whatsoever in relation to this property

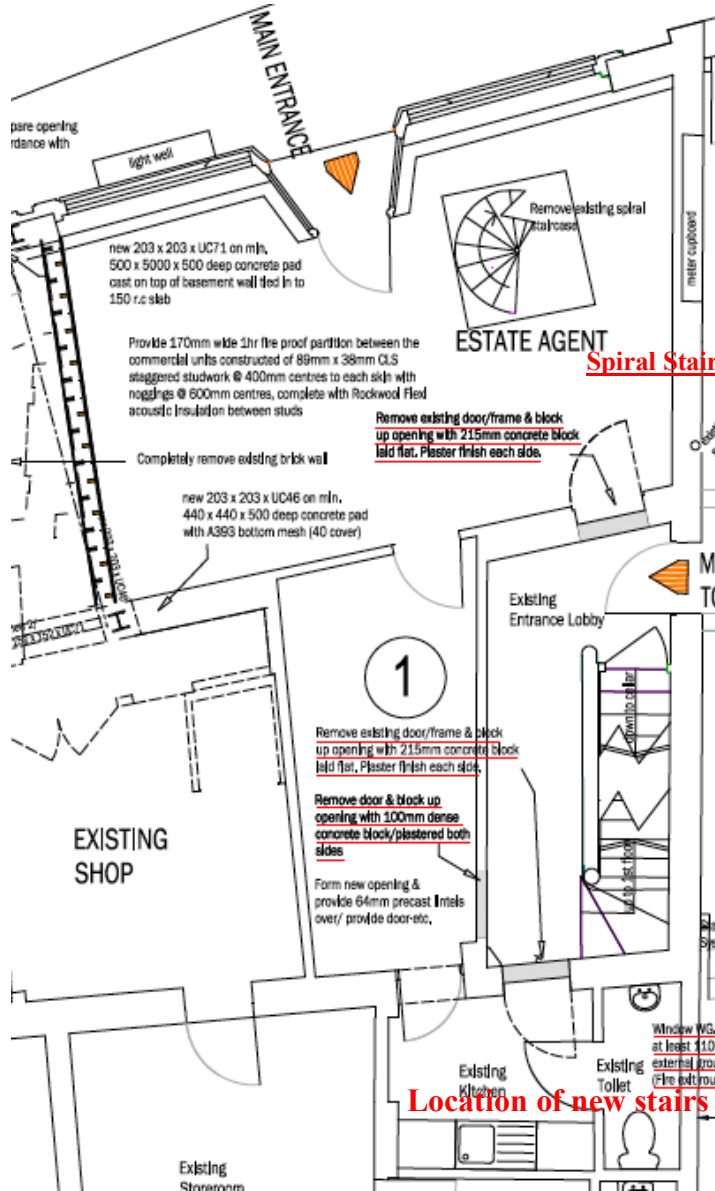


50 metres

Experian Goad Plan Created: 23/02/2018
Created By: Matthews Properties Ltd

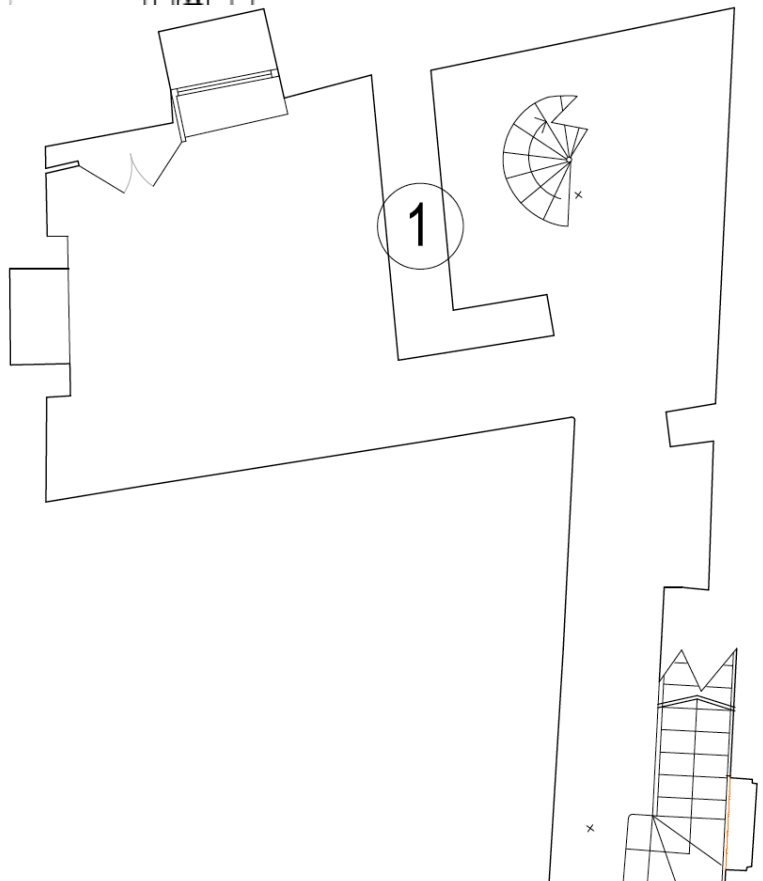


Ground floor layout



Spiral Stairs can be moved to rear

Basement layout



Location of new stairs with WC and small kitchenette

Rear Store (could be incorporated into the shop)



Basement office/ancillary/retail areas

