

# — Morton • New —

selling and letting properties



7 Bridge Street  
Sturminster Newton

Guide Price  
£60,000

A rare opportunity to purchase a commercial property with a dominant high street position within Sturminster Newton. The shop boasts a generous amount of window frontage, offering a great advertising tool, but also creating a light and airy interior. This property lends itself to many different business uses including retail shop, café, artist studio, hair dresser/ barber, or professional services such as solicitors or insurance brokers. This is a great opportunity for various end users and investors alike. This property consists of a good sized main room, numerous power sockets and over head downlights. There is also a WC.

Tenant currently in situ on a three year lease. Break clause after 12 months. Currently generating 8% gross yield.

Possibility to purchase with the flat behind the shop (please call agent for further details.)

Shop Floor  
5.75m x 3.42m

WC  
1.66m x 1.13m

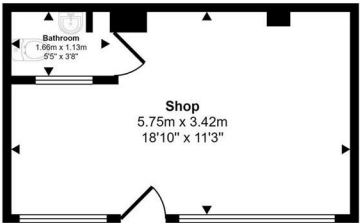
Important Information

999 year lease  
Management Company- Present Service Fee and share of Maintenance (Fair Value)  
Ground Rent – Zero  
Service Fee – 50.00 a month

| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 | 85      |                            |
| (81-91) B                                   |         |                            |
| (69-80) C                                   |         |                            |
| (55-68) D                                   |         |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                            |
|-----------------------------------------------------------------|---------|----------------------------|
|                                                                 | Current | Potential                  |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                            |
| (92 plus) A                                                     |         |                            |
| (81-91) B                                                       |         |                            |
| (69-80) C                                                       |         |                            |
| (55-68) D                                                       |         |                            |
| (39-54) E                                                       |         |                            |
| (21-38) F                                                       |         |                            |
| (1-20) G                                                        |         |                            |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                            |
| England & Wales                                                 |         | EU Directive<br>2002/91/EC |

Approx Gross Internal Area  
20 sq m / 213 sq ft



Shop

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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