

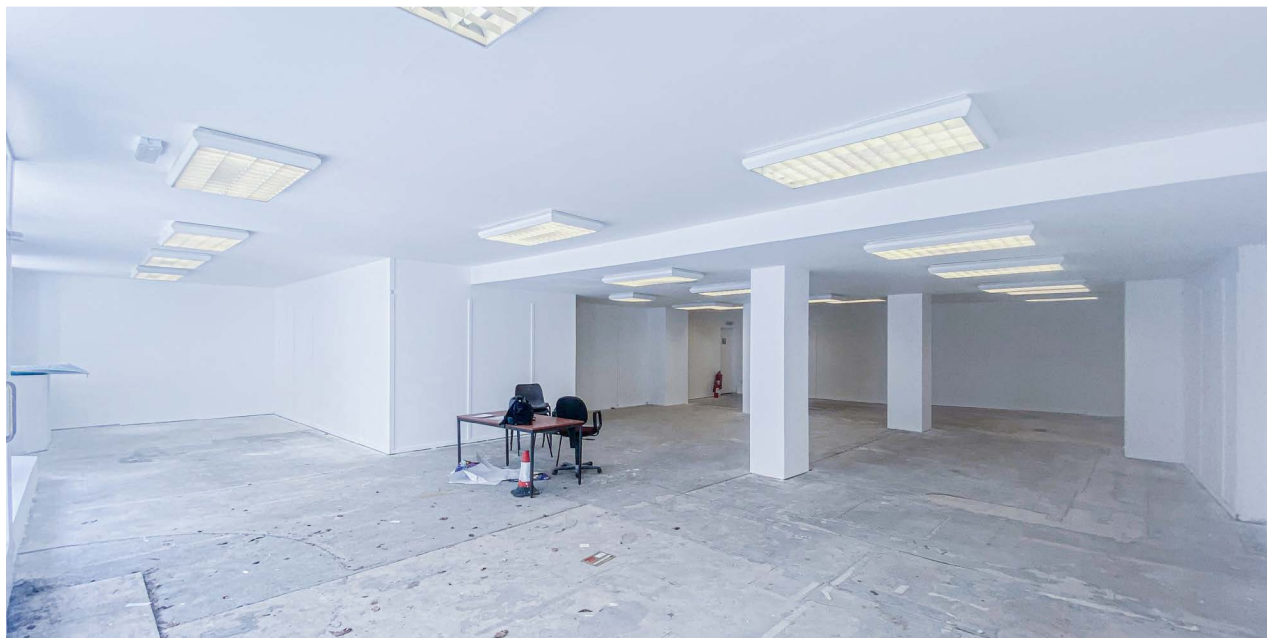
# FOR SALE

LARGE RETAIL PREMISES WITH LIVING  
ACCOMMODATION IN POPULAR MARKET TOWN



38 HIGH STREET, SHAFTESBURY, DORSET SP7 8JG





## SUMMARY

- ◆ Large retail unit arranged over ground floor and first floor
- ◆ Large 3 bedroom flat located on the second floor
- ◆ Well presented throughout following refurbishment works
- ◆ Would suit a variety of uses (S.T.P.P.)
- ◆ Located in the popular and affluent market town of Shaftesbury
- ◆ Not elected for VAT
- ◆ Freehold

**Quoting price:**  
**£500,000**

## LOCATION

Shaftesbury is an historic Dorset Market Town situated on the A30/A350 between Salisbury (20 miles) and Yeovil (22 miles) with a population of circa 9,000 persons (source: Dorset Council). The town is a popular cultural and tourist attraction, containing the famous steep cobbled Gold Hill which has been used for national branded advertisements.

The property fronts directly onto the High Street with neighbouring occupiers including **M&Co** (opposite), **WH SMITH**, **SUPERDRUG**, **BOOTS**, **COFFEE #1** and **HOLLAND & BARRETT**. There are also a number of independent retailers, coffee shops, cafes and financial and professional service providers.



Coffee#1

**HOLLAND & BARRETT**

**WHSmith**

**Superdrug** 





## DESCRIPTION

The property, with excellent frontage to the high street, is arranged over ground, first and second floors. The ground floor provides mainly open plan sales area with an internal access leading to the first floor which provides further stock rooms, office accommodation, staff rooms and cloakrooms.

There is a second floor, 3 bedroom flat which is self contained. The property is Grade II Listed

## ACCOMMODATION

Internal Width (front)	49'10"	(15.19m) max
Rear Width	32'	(9.75m) max
Shop Depth	54'3"	(16.54m) max
<b>Net Sales Area</b>	<b>1,977 sq ft</b>	<b>183.74 sq m</b>
Staircase leading to First Floor	-	-
3 Stock Rooms	791 sq ft	73.48 sq m
Office	191 sq ft	17.74 sq m
Staff Room	97 sq ft	9.01 sq m
Store Room	73 sq ft	6.78 sq m
2 x Cloakrooms/WCs with wash hand basins		

## Second Floor Flat

3 bedrooms, bathroom, kitchen, lounge.

## TENURE

Freehold.

## PRICE

**£500,000.**



## RATEABLE VALUE

£40,000 - Rates payable at 49.9p in the £ (year commencing 1st April 2023).

## EPC RATING

D - 77

## LEGAL COSTS

Each party are to bear their own legal costs incurred in the transaction.

## VAT

Currently not elected for VAT.

## VIEWING



Grant Cormack  
grant.cormack@goadsby.com // 07776 217453

Edd Watts  
edd.watts@goadsby.com // 07968 299408

# IMPORTANT

## ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.