

RETAIL

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# TO LET

**67, CHEAP STREET, SHERBORNE, DT9 3BA**

**GROUND FLOOR AREA: 109.97 SQ M (1,181 SQ FT)**

**\*SUBJECT TO VACANT POSSESSION\***

## LOCATION

Sherborne is an historic, affluent town in Dorset with a resident population of nearly 10,000\*. This is bolstered by several private schools and tourists visiting the towns' various attractions which include an Abbey and two castles. Easy access to the main A30 links the town to Yeovil (6 miles to west) and Shaftesbury (16 miles to east).

Visitor numbers are boosted by numerous events through the year which includes various markets to include The Sherborne Artisan Market which is held on the first Sunday of each month with stalls throughout the town and weekly markets held on Thursdays and Saturdays at the bottom of Cheap Street.

Renowned for it's range of quality independent retailers, the premises are opposite WH Smith, Caffè Nero, Trespass, Rohan and Fat Face. Other well-known occupiers include Waitrose, Crew, Costa Coffee, Susie Watson Designs and Biggie Best.

## CONTACT

Carter Jonas  
St Catherine's Court,  
Berkeley Place, Bristol, BS8 1BQ  
[carterjonas.co.uk/commercial](http://carterjonas.co.uk/commercial)

**Stuart Williams**

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[stuart.williams@carterjonas.co.uk](mailto:stuart.williams@carterjonas.co.uk)

**Timothy Edgell**

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[timothy.edgell@carterjonas.co.uk](mailto:timothy.edgell@carterjonas.co.uk)

## IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the

**Carter  
Jonas**

**DESCRIPTION**

This period property fronts prime Cheap Street that recently traded as Joules. It is arranged as a ground floor retail with storage to the rear and at first floor.

**ACCOMMODATION**

We are advised by the landlord that the net internal areas are:

Ground Floor Sales:	98.29 m <sup>2</sup>	1,058 sq <sup>2</sup>
Ground Floor Storage:	11.43 m <sup>2</sup>	123 sq <sup>2</sup>
First Floor Storage:	35.77 m <sup>2</sup>	383 sq <sup>2</sup>

**LEASE**

A new full repairing and insuring lease is available for a term to be agreed.

**RENT**

£26,000 per annum exclusive.

**PLANNING**

The premises benefit from an E class planning consent providing for retail, financial & professional services, café/restaurant, medical, offices and some leisure uses, subject to landlord's consent.

**RATES**

According to the Valuation office website, the Rateable Value is £21,750

This figure remains unchanged from 1 April 2023.

Interested parties are advised to satisfy themselves that the above statement and assessment are correct and that this covers their intended business by referring to: <https://www.gov.uk/find-business-rates>

**LEGAL COSTS**

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

**VAT**

All figures within these terms are exclusive of VAT where applicable.

**EPC**

An EPC will be commissioned once we have secured access to the building.

**VIEWING & FURTHER INFORMATION**

Strictly via sole letting agents:

Timothy Edgell:  
[timothy.edgell@carterjonas.co.uk](mailto:timothy.edgell@carterjonas.co.uk)  
 0117 363 5702 / 0117 922 1222 or

Stuart Williams  
[stuart.williams@carterjonas.co.uk](mailto:stuart.williams@carterjonas.co.uk)  
 0117 922 1222

For details of all commercial properties marketed through this firm please visit: [carterjonas.co.uk/commercial](http://carterjonas.co.uk/commercial)



The Sherborne Artisan Market  
 Sunday 4th December 2022

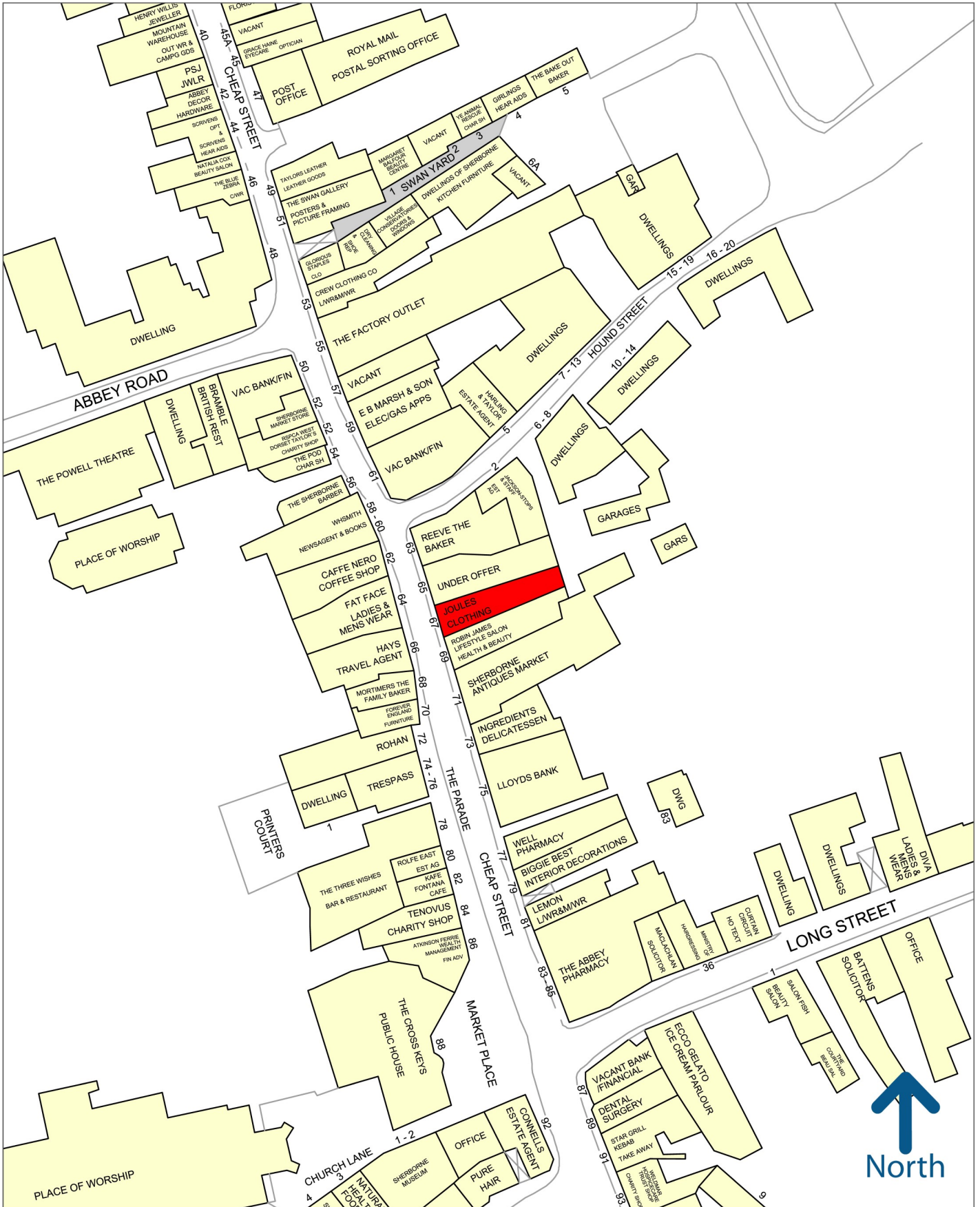


Internal Sales Area

**SUBJECT TO CONTRACT December 2022**

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50 metres

Experian Goad Plan Created: 14/12/2022  
Created By: Carter Jonas LLP



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