

RETAIL

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TO LET

15, CHEAP STREET, SHERBORNE, DT9 3PU
GROUND LOCKUP : 44.14 SQ M (475 SQ FT)

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 its range multiples and quality independent retailers, the premises adjoin Bellissima Lingerie, opposite Mistral and two doors away from the pedestrian entrance that links Waitrose to Cheap Street. Other well-known multiples that trade nearby include White Stuff, Boots, Costa Coffee and Susie Watson Designs.

CONTACT

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IMPORTANT INFORMATION

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Jonas**

DESCRIPTION

This period property fronts prime Cheap Street that has traded as Knight Frank estate agents for many years and is arranged as a ground floor lockup shop. There is a self-contained small yard to the rear that provides access to a small store room and WC. The landlord is currently costing the enclosure of the yard.

ACCOMMODATION

The net internal floor areas are:

Initial Internal width	4.51 m	14 ft 10
Shop depth	8.70 m	28 ft 6
Ground Floor Sales:	41.71 sq m	(449 sq ft)
External Storage:	2.41 sq m	(26 sq ft)
Rear Yard	9.20 sq m	(99 sq ft)

LEASE

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

RENT

£15,000 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 £11,500 (1 April 2023).

It is understood that this is below the level for rates being payable but 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

The premises are assessed as C (75) with a certificate available on request.

VIEWING & FURTHER INFORMATION

Strictly via sole letting agents:

Timothy Edgell:

timothy.edgell@carterjonas.co.uk
0117 363 5702 / 0117 922 1222 or

Stuart Williams

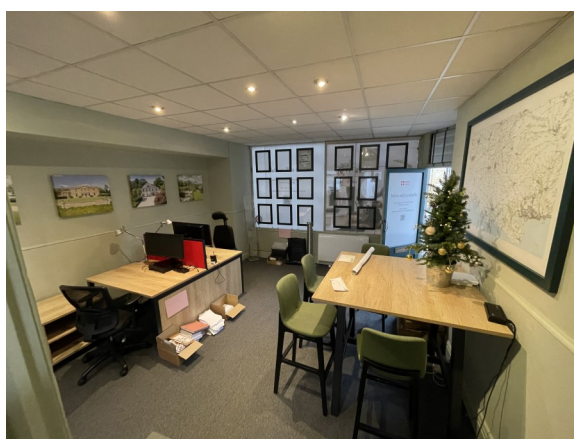
stuart.williams@carterjonas.co.uk
0117 922 1222

A video tour is available on request or can be found on our website where details of all commercial properties marketed through this firm can be found:

carterjonas.co.uk/commercial



View down Cheap Street

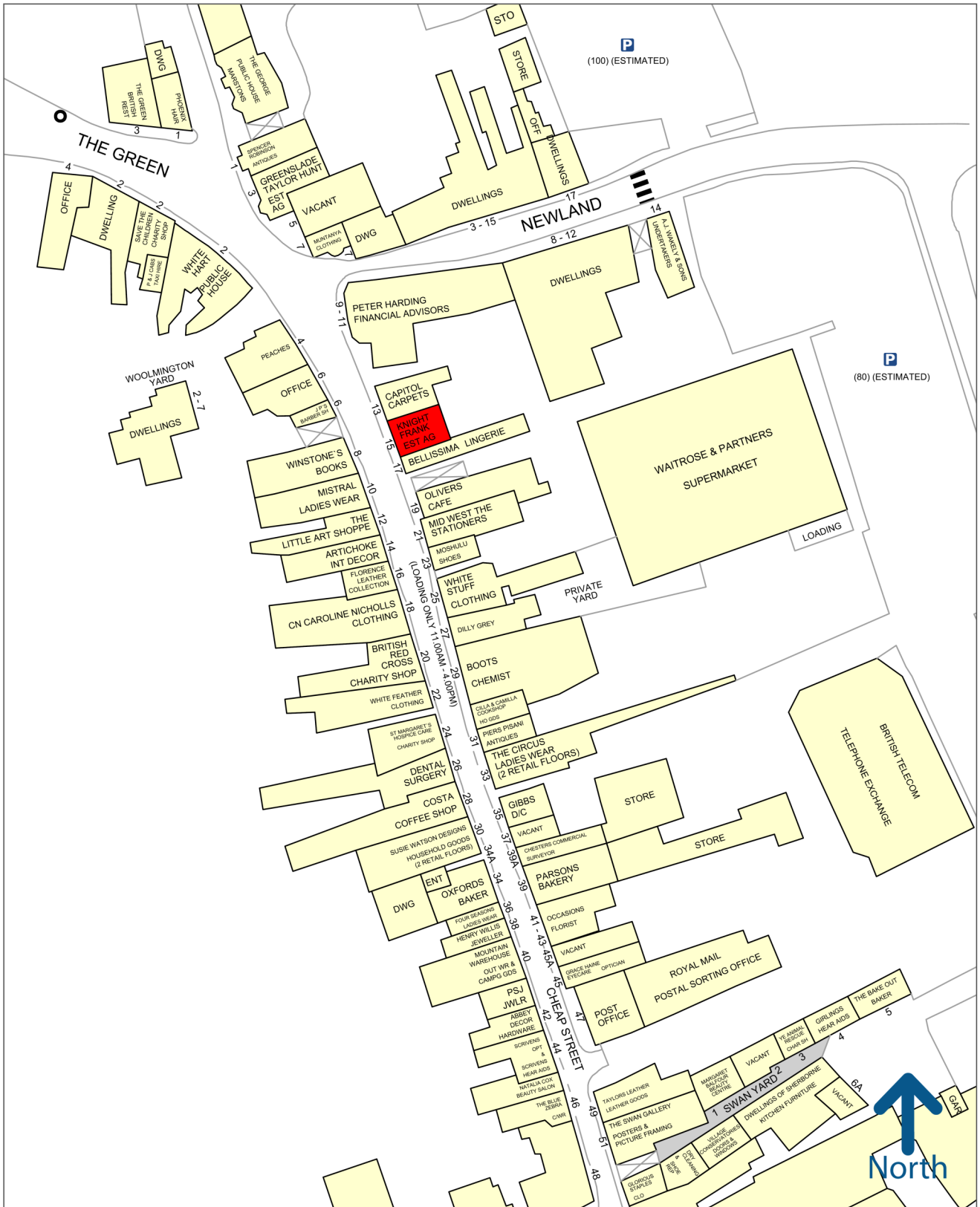


Front sales area

SUBJECT TO CONTRACT January 2024

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50 metres

Experian Goad Plan Created: 21/12/2023
Created By: Carter Jonas LLP



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