



ORLEANS HOUSE, 45 CHEAP STREET, Sherborne DT9 3PU

TO LET

Area: 886.00 sq ft (82.31 sq m) | Rent: £25,000 PA |

LOCATION:

The property is located on Cheap Street which is the prime retail area of Sherborne. Other retailers in close proximity include Mountain Warehouse, Costa and Scrivens. The property is adjacent to the Post Office. Sherborne has a wealth of period attractions and is an established tourist destination with two Castles and Sherborne Abbey. The town is also famous for its public schools and an extremely popular place to live and work. There is ample car parking in the town.

KEY FEATURES:

- Lock-up shop in centre of Sherborne
- Total area approx. 886 sq ft.
- New lease on flexible terms available

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DESCRIPTION:

The Grade II listed property, formerly a branch of TSB, comprises a retail shop with storage area, kitchen and WC. Internally the property requires a new fitout which is to be the responsibility of the incoming tenant. A rent free period will be provided in return for the work. The property benefits from automatic doors and air conditioning.

FLOOR AREA:

FLOOR	AREA sq ft	AREA sq m
Retail area	617.00	57.32
Rear area	269.00	24.99
TOTAL	886.00 sq ft	82.31 sq m

TENURE:

Leasehold. A new lease on flexible terms is offered. The ingoing tenant will be required to provide references, a deposit and a contribution towards the cost of the lease

EPC: E

VAT: VAT is not chargeable.

LEGAL COSTS:

RATES: (VOA Listing 2010) Description Shop & premises, Rateable Value £20,750

CONTACT:



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