



## 5 Tilton Court, Sherborne DT9 3NL

### TO LET

Area: 435 sq ft (40 sq m) | Rent: £8,900 PA |

#### LOCATION:

The property can be found within Tilton Court. Tilton Court is on Digby Road to the south of the Abbey within Sherborne town centre. Other occupiers include Tamborino Gold, Symonds & Sampson, Matthews Opticians, Vineyards and Tourist information centre.

#### KEY FEATURES:

- Prime shop/office with a parking space
- Excellent town center location
- Approximately 340 sqft

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### DESCRIPTION:

The property comprises a lock up shop/office with a mezzanine upper floor, ideally suited for either retail or office use. The property benefits from a WC and a galley kitchen.

It has one allocated car parking space.

### FLOOR AREA:

FLOOR	AREA sq ft	AREA sq m
Ground Floor	400	37
First Floor	35	3
<b>TOTAL</b>	<b>435 sq ft</b>	<b>40 sq m</b>

### TENURE:

Leasehold - A new lease is available on terms to be agreed

**EPC:** D 85

**VAT:** VAT is chargeable

**LEGAL COSTS:** The ingoing tenant is required to provide satisfactory accounts/references

**RATES:** Shop and premises, the property has a Rateable Value of £5,800. If you qualify for small business rates relief there will be no rates payable.

### CONTACT:



**Chesters Harcourt**  
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