



The Music House, The Green, Sherborne DT9 3HX

TO LET

Area: 845.00 sq ft (78.50 sq m) | Rent: £16,500 PA |

LOCATION:

Sherborne has a wealth of period attractions including two castles and Sherborne Abbey. Sherborne's history can be seen throughout the town in its Georgian Architecture built from ochre-coloured ham stone, particularly prominent at the two world famous independent schools; Sherborne Boys and Sherborne Girls, both of which attract pupils nationally and internationally. The town is also known for its high street, uniquely filled with independent and high-street chains alike as well some of the best eateries in Dorset. The A30 runs through the town connecting London to Penzance along with Sherborne railway station with direct routes to London sufficiently serving its population of 10,000.

The property is prominently located at the top of Cheap Street on The Green opposite Amelia Rose Beauty and The Green Restaurant. The property is next door to Save the Children. The Waitrose free car park is a short walk away.

KEY FEATURES:

- Town centre studio space
- Approx. 845 sqft
- Located at the top of popular Cheap St.
- Suitable for either retail or office use
- Grade II listed building with open plan
- Free car parking a short walk away

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DESCRIPTION:

This attractive and distinctive property is Listed Grade II and provides mainly open plan ground floor accommodation.

Historical uses include both office and retail. At the rear of the property is a singular office with French windows overlooking a private garden (not included) together with a WC.

FLOOR AREA:

FLOOR	AREA sq ft	AREA sq m
Ground Floor	845.00	78.50
TOTAL	845.00 sq ft	78.50 sq m

TENURE:

The property is available on a new lease the terms of which are to be agreed.

EPC:		VAT:	VAT is not chargeable
LEGAL COSTS:	Each party to be responsible for their own legal costs.	RATES:	Rateable Value (VOA Listing 2017) Description - Shop and premises RV - £12,000

CONTACT:



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