



1 Johnsons Courtyard South Street, Sherborne DT9 3TD

TO LET

Area: 926.00 sq ft (86.03 sq m) | Rent: £20,000 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 as some of the best eateries in Dorset. The A30 runs through Sherborne connecting London to Penzance along with Sherborne railway station with direct routes to London. The property is located just off the principal high street, Cheap Street. Nearby occupiers include Bean Shot Coffee, The Pear Tree and Connells Estate Agents.

KEY FEATURES:

- Listed retail unit in central Sherborne
- Front and rear access
- New lease on flexible terms
- Fronting South St and close to Cheap St
- Attractive double fronted shop

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DESCRIPTION:

A double fronted shop being part of a handsome Listed building. The property has a regular layout and a shop depth of circa 10m. At the rear is a store/kitchenette with WC and back door.

FLOOR AREA:

FLOOR	AREA sq ft	AREA sq m
Retail area	771.00	71.63
Store	155.00	14.40
TOTAL	926.00 sq ft	86.03 sq m

TENURE:

A new effectively full repairing and insuring lease, terms to be negotiated.

EPC: C 68

VAT: VAT is chargeable on the rent

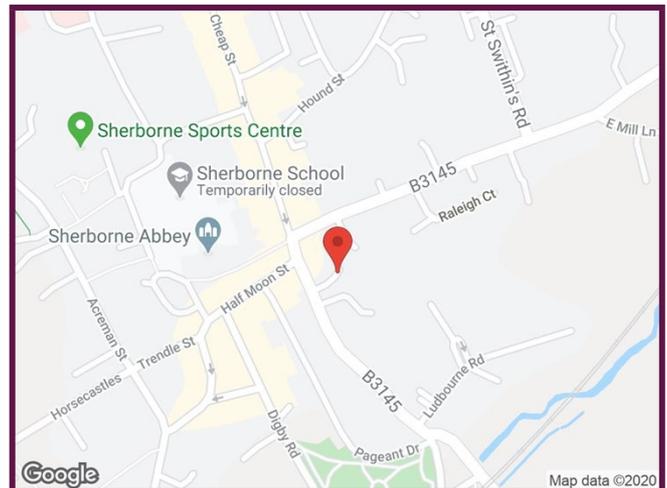
LEGAL COSTS: Each party to be responsible for their own legal costs.

RATES: A search on the Valuation Office Agency website revealed that the Rateable Value is £19,750. This is not the amount you will pay.

CONTACT:



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