



Bretts Yard, Suite 1 Digby Road, Sherborne DT9 3NL

TO LET

Area: 519.00 sq ft (48.22 sq m) | Rent: £8,400 PA |

LOCATION:

The property is centrally located within Sherborne on Digby Road. It can readily be located being to the left of Tambourinos restaurant opposite the Tourist Information office and opposite the Abbey. The property is located within a private courtyard at the rear of Symonds & Sampson.

KEY FEATURES:

- Modern ground floor office suite
- Prime location opposite the Abbey
- Good quality fit out
- Private gated development
- Prestige scheme
- EPC A (extremely efficient)

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DESCRIPTION:

The development comprises 4 new office suites being a traditional 2 storey building. Each of the suites is off a common entrance. Suite 1 benefits from a kitchen, electric panel heaters and has been finished to a high standard.

FLOOR AREA:

FLOOR	AREA sq ft	AREA sq m
Floor Area	519.00	48.22
TOTAL	519.00 sq ft	48.22 sq m

TENURE:

By way of an assignment of the existing lease. The tenant will be required to provide a satisfactory bank reference and/or credit check.

EPC: A 22

VAT: VAT is chargeable

LEGAL COSTS: The tenant will be required to provide a non refundable legal contribution of £750 plus VAT on instruction of solicitors.

RATES: Rateable Value - £4,950. This is not the amount you will pay. If you qualify for small business rate relief there will be no rates payable.

CONTACT:



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