



## Units C & D Western Ways Yard, Bristol Road, Sherborne DT9 4HR

### TO LET

Area: 1,162.00 sq ft (107.95 sq m) | Rent: £10,000 PA |

#### LOCATION:

The premises are located in Western Ways off Bristol Road, Sherborne. The town centre is within walking distance.

#### KEY FEATURES:

- Well located to the north of the A30
- Flexible lease terms
- New leases available
- Within walking distance of the town
- Approx 1162 sq ft (108 sq m)

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### DESCRIPTION:

The property comprises a double modern terrace lock up industrial unit with 2 roller doors and 2 personnel doors. Outside there is 2 allocated car parking spaces. Unit width 12m, unit depth 9m

### FLOOR AREA:

FLOOR	AREA sq ft	AREA sq m
Unit	1,162.00	107.95
<b>TOTAL</b>	<b>1,162.00 sq ft</b>	<b>107.95 sq m</b>

### TENURE:

A new lease is offered on flexible terms. A rental deposit and references will be required.

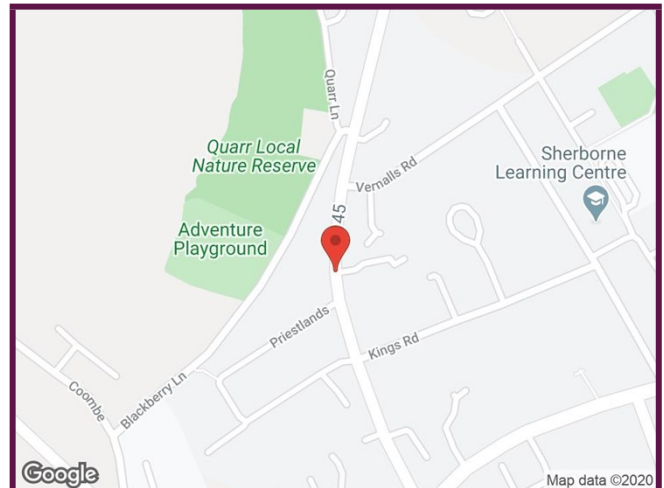
**EPC:** D 78      **VAT:** VAT is chargeable on the rent

**LEGAL COSTS:** Each part to be responsible for their own costs      **RATES:** 2017 listing. Workshop & premises. Rateable value £8,900. If you qualify for small business rate relief there will be no rates payable under current legislation.

### CONTACT:



**Chesters Harcourt**  
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