



3 Tilton Court, Digby Road, Sherborne DT9 3NL

TO LET

Area: 1,082.00 sq ft (100.52 sq m) | Rent: £13,000 PA |

LOCATION:

The property can be found within the Tilton Court parade. Tilton Court is on Digby Road just to the south of The Abbey within Sherborne town centre.

Other occupiers in close proximity include Tamburino Gold, Symonds & Sampson, Matthews Opticians and Vineyards

KEY FEATURES:

- Prime shop/office
- Formerly Tourist Information Centre
- Parking space
- In very good order
- Ground floor and basement
- Period building
- Mid Terrace
- Rear access

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DESCRIPTION:

The property comprises retail/office space on the ground floor partitioned into two areas being a primary area and a smaller rear office off which is a kitchen and WC.

FLOOR AREA:

FLOOR	AREA sq ft	AREA sq m
Main space	434.00	40.32
Office	98.00	9.10
Basement storage	522.00	48.50
Kitchen	28.00	2.60
TOTAL	1,082.00 sq ft	100.52 sq m

TENURE:

A new lease on terms to be agreed. References and/or a deposit will be required.

EPC: E **VAT:** VAT is applicable

LEGAL COSTS: Each party to be responsible for their own costs **RATES:** Description - Shop and premises
Rateable Value £10,500. (2017 listing) If you qualify for small business rates relief there will be no rates payable.

CONTACT:



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