



1 Cheap Street, Sherborne DT9 3PT

TO LET

Area: 716.19 sq ft (66.54 sq m) | Rent: £9,000 PA |

LOCATION:

The premises are located overlooking the Green at the top end of Cheap Street.

The Green is one of towns main arterial roads that lead into the centre off the A30. Occupiers in the vicinity include Amelia Rose, The Green restaurant, Knight Frank, Save the Children and the White Hart. The town is well served by both independent and national retailers and is renowned for its historic Abbey as well as notable public schools.

KEY FEATURES:

- Ground floor town centre space
- Prominent location overlooking The Green
- Historic building
- Suitable for either retail/studio/office

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DESCRIPTION:

The property comprises the ground floor of one of Sherborne's most historic buildings known as The Julian. Previous uses have included both retail and office use. It is believed the property was originally the Hospice of St Julian. It is a Grade II* listed building. The subject property comprises the whole of the ground floor with its own entrance off Cheap Street. There is a shared rear access off George Street in common with the upper parts which are in office use. The subject property has its own WC together with a first floor storage room.

FLOOR AREA:

FLOOR	AREA sq ft	AREA sq m
Retail	398.00	36.98
Rear storage/kitchen	136.50	12.68
1st floor storage	181.69	16.88
TOTAL	716.19 sq ft	66.54 sq m

TENURE:

A new lease on terms to be agreed. The ingoing tenant will be expected to provide satisfactory references and/or a deposit. There is a fixed annual charge of 20% of the rent to cover external repairs, the common areas and buildings insurance.

EPC: Listed Building

VAT: To be confirmed

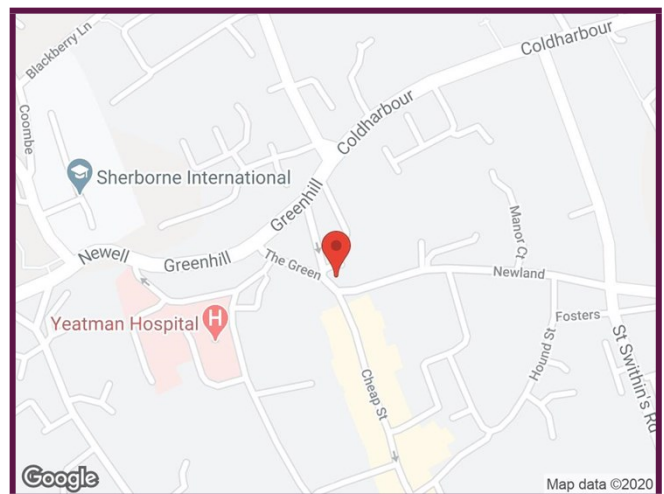
LEGAL COSTS: Each party to be responsible for their own legal costs.

RATES: Rateable Value £8,600. If you qualify for small business rate relief there will be no rates payable under current legislation.

CONTACT:



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