



## Suites 1,2,7 & 11, The Old Yarn Mills Westbury, Sherborne DT9 3RQ

### TO LET

Area: 278.00 sq ft (25.83 sq m) | Rent: £4,242 PA |

#### LOCATION:

The property is located in Sherborne town centre at the junction of Westbury and Ottery Lane adjacent to Sherborne School playing fields.

#### KEY FEATURES:

- Upper floor office space
- Fully managed estate
- Short term available
- Shared building
- Allocated car parking
- Inclusive rent

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### DESCRIPTION:

Within 21 Old Yarn Mills is a range of upper floor office suites with a shared entrance, kitchen and WC's. There is allocated parking, one space per suite.

### FLOOR AREA:

FLOOR	AREA sq ft	AREA sq m
Floor Area	278.00	25.83
<b>TOTAL</b>	<b>278.00 sq ft</b>	<b>25.83 sq m</b>

### TENURE:

Leasehold. A standard lease is offered to named individuals.

**EPC:** C 75

**VAT:** VAT is not chargeable on the rent

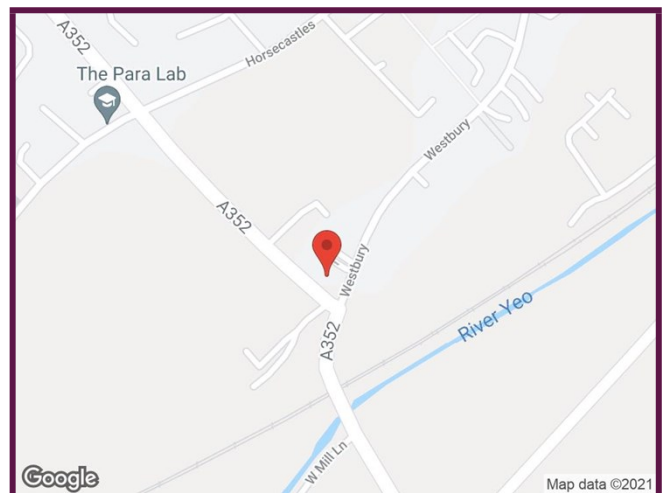
**LEGAL COSTS:** A refundable deposit of £400 plus VAT is required to secure a suite.

**RATES:** If you qualify for small business rate relief there will be nothing to pay.

### CONTACT:



**Chesters Harcourt**  
01935 415454  
info@chestersharcourt.com



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