

Gilyard

Scarth

Commercial

DRAFT



Shaftesbury, SP7 8AR

Excellent prominently-located retail premises.

£13,750 p.a.

11 Bell Street, Shaftesbury SP7 8AR

Situation

Double-fronted retail shop in a good trading location on the south side of Bell Street.

Description

A lock up shop unit with approximate dimensions as follows:

Sales Area About 39' (11.9m) deep

Average width 22'3" (6.78m)

Approx net lettable floor area 820 sq. ft. (76.2m²).

Inset fluorescent lighting. Night storage heaters.

Store Room About 111 sq. ft. (10.31m²)

Cloakroom/W.C. n/m

Total net lettable floor area 931 sq. ft.

Services

Mains water, electricity & drainage connected. Gas believed to be nearby, but not laid on. Partial heating by night storage heaters. Note - the Agents have not tested the services.

Letting Terms

The premises are offered to let for a term of years to be agreed at a rent of £13,750 per annum exclusive of rates this to be subject to upwards-only review at intervals of 3 years. The Tenant will be responsible for maintaining the interior of the premises and for 27% of repair, maintenance and insurance of the building as a whole, and for 100% of shopfront maintenance and repair, including plate glass insurance. The letting is to be outside the terms of the 1954 Landlord & Tenant Act.

Legal Costs

Incoming tenant to bear the Landlords' reasonable legal costs arising from the preparation of the new lease.

Inspections

By prior appointment with Sole Agents Gilyard Scarth, Shaftesbury Office 01747 851122 or

Agents Note

These particulars and anything said or written by or on behalf of Gilyard Scarth in relation to this property may be regarded as a general guide only, and not as representations or warranties. Nor do they form part of any offer or contract. The Services at the property have not been tested. The plans which form part of these particulars are illustrative only and are not to



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