

DRAFT



Shaftesbury, SP7 8JG

High profile retail premises in a good trading location.

£8,500 p.a.

40 High Street, Shaftesbury SP7 8JG

Situation

No. 40 High Street is located in a high profile position in the town centre of Shaftesbury.

Description

A lock up shop unit with approximate dimensions as follows:

Front Section	15.55m ²
Middle Section	5.38m ²
Rear Section	<u>19.65m²</u>
Total Net Internal Area	40.85m² (436 sq.ft.)

In addition to the retail floor area there is a small cloakroom at the rear of the property.

Ratings

Rateable Value	£6360.00
Business Rate 2009/10	£3084.00

Note: The incoming tenant may qualify for small business rates relief. To ascertain your entitlement to this please contact the Commercial Rates Department at North Dorset District Council 01258 484162.

Letting Terms

The premises are being offered as an assignment of the existing lease which runs until ? 2013. The current rent is £8,500 per annum and this is subject to a rent review in ?

The lease requires the tenant to maintain the interior of the premises and to pay for Buildings Insurance which is arranged by the Landlord.

Premium

Offers are invited for this leasehold interest in the region of £5,000. This is to include all fixtures and fittings and floor coverings. This does not however include any stock which may be available by separate negotiation.

Legal Costs

Incoming tenant to be responsible for the outgoing tenant's reasonable legal expenses incurred in formalising the assignment of the lease and securing the Licence to Assign.

Inspections

By prior appointment with Sole Agents Gilyard Scarth, Shaftesbury 01747 851122 or Sherborne 01935 817360.

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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