

Gilyard Scarth



Shaftesbury, Dorset

Freehold investment comprising double fronted shop with refurbished basement and self contained one bedroom apartment situated in the town centre

£186,950

10 High Street, Shaftesbury, Dorset SP7 8HZ



Viewings

By appointment with

**Gilyard Scarth
Shaftesbury**

01747 851122



Situation

The property is situated just off The Commons in Shaftesbury High Street adjoining both retail and commercial businesses. The centre of Shaftesbury, which is an ancient hilltop town, comprises an attractive High Street with both multiple and individual retail shops together with period houses and cottages. Shaftesbury is an important retail and commercial centre serving a wide rural catchment area. The surrounding country is most attractive and contains many pretty villages, whilst other towns in the area include to the abbey town of Sherborne, the Georgian town of Blandford Forum and the cathedral city of Salisbury. There is mainline railway station at Gillingham with regular services to London (Waterloo) and to the north of Shaftesbury runs the much improved A303, which links with the M3, and provides east/west road travel.

Description

The premises comprise a terraced period building with a refurbished double fronted shop and basement together with a kitchen area and wc. On the first and second floor there is a well appointed apartment with separate rear access.

Accommodation (with approximate dimensions)

Ground Floor

Shop 17'5" x 13'10" plus 8'4" x 7'8". Rear lobby, stairs to:

Basement/Workshop about 16'4" x 13'3 with side store.

Kitchen Area Modern worktop surface with circular stainless steel sink and cupboard under and wall cupboards over. Door to rear yard. **Separate wc** with white suite comprising low level wc and wash basin.

A covered passage to the side of the shop leads to the rear where a separate door leads to a communal entrance hall and door to:

First Floor Apartment

Landing

Living Room 17'3" x 13'10". Pretty ornamental fireplace surround, high ceilings, two radiators, arch to:

Kitchen 8'3" x 7'10". Well appointed with a range of matching floor and wall units with worktop surfaces and tiled surrounds. Stainless single drainer sink unit, ceramic hob with under oven, plumbing for washing machine and breakfast bar.

A staircase leads from Landing to the **Second Floor**

Bedroom 13'10" x 9'4". Radiator, eaves storage.

Bathroom White suite comprising panelled bath with mixer tap and hand shower, pedestal wash basin and low level wc. Tiled surrounds, shelved airing cupboard containing insulated hot water cylinder.

Services All mains services are connected. Gas fired central heating is installed.

Tenure

The premises are offered as a freehold investment subject to the following. The ground and basement floors are currently leased to Gold Hill Computers on a 10 year lease date 27.8.09 at a current rent of £8,700.00 per annum, 3 yearly rent reviews and no break clause. The apartment is currently let on an Assured Shorthold Tenancy at a rent of £4,800.00 per annum.

Council Tax Band

(Apartment) Band A £1082.12 payable 2010/11

Rateable Value

(Shop and Business Premises)
£8600.00

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

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