

Old Stables & Workshop, Acreman Street, Sherborne DT9 3PH

Situation

Acreman Street is situated in the Conservation Area of the Town near the retail and business hub of Cheap Street. Sherborne is an attractive market town with a wide range of retail, leisure and business facilities. There is a main line railway station with regular services to London Waterloo and good road links are provided by the A30 and nearby A303 trunk road.

Description

These commercial premises comprise two separate buildings namely the Old Stables (most recently used as a Childrens' Nursery) and a Workshop/Store. Both leases are due to draw to a close at the end of 2009 and the property is therefore offered with vacant possession.

At present the buildings offer the following accommodation:

Former Stables - Childrens' Day Nursery

Ground Floor	96m ²
First Floor	66m ²

Workshop/Store- Kings

Main area	130m ²
Ancillary areas	22.5m ² & 11m ²

Outside

Yard parking and turning.

Directions

From Long Street proceed into Half Moon Street and then on into Westbury. At the T junction turn right into Lower Acreman Street and continue across the crossroads into Acreman Street. After approximately ½ mile the property will be found on the left hand side.

The site has a shared access route for both properties and also access to a single parking space for the adjoining house "Fyddells" which does not form part of the property to be sold. The property offers scope for continued commercial use as well as potential for residential redevelopment subject to obtaining the necessary planning consents.

Services

Mains water, electricity and drainage are available to the site. Mains gas believed to be nearby.

Tenure

The site is available freehold.

Planning

At present this is a mixed use site with the Childrens' Day Nursery (D1) consent and the Workshop/Stores having a conventional B1 use.

Although no formal planning application for residential consent has been made, the property lies in a predominantly residential area. Consequently there is good reason to believe that a residential planning consent could be achieved and indeed a scheme was drawn up for conversion of the older style natural stone building and erection of a new detached residential unit at the rear of the site. These drawings are available for inspection at the Gilyard Scarth's Sherborne office.

VAT

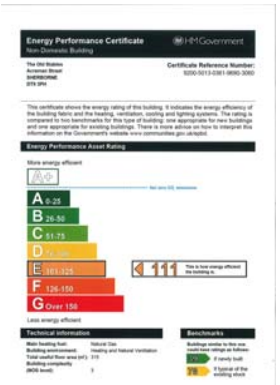
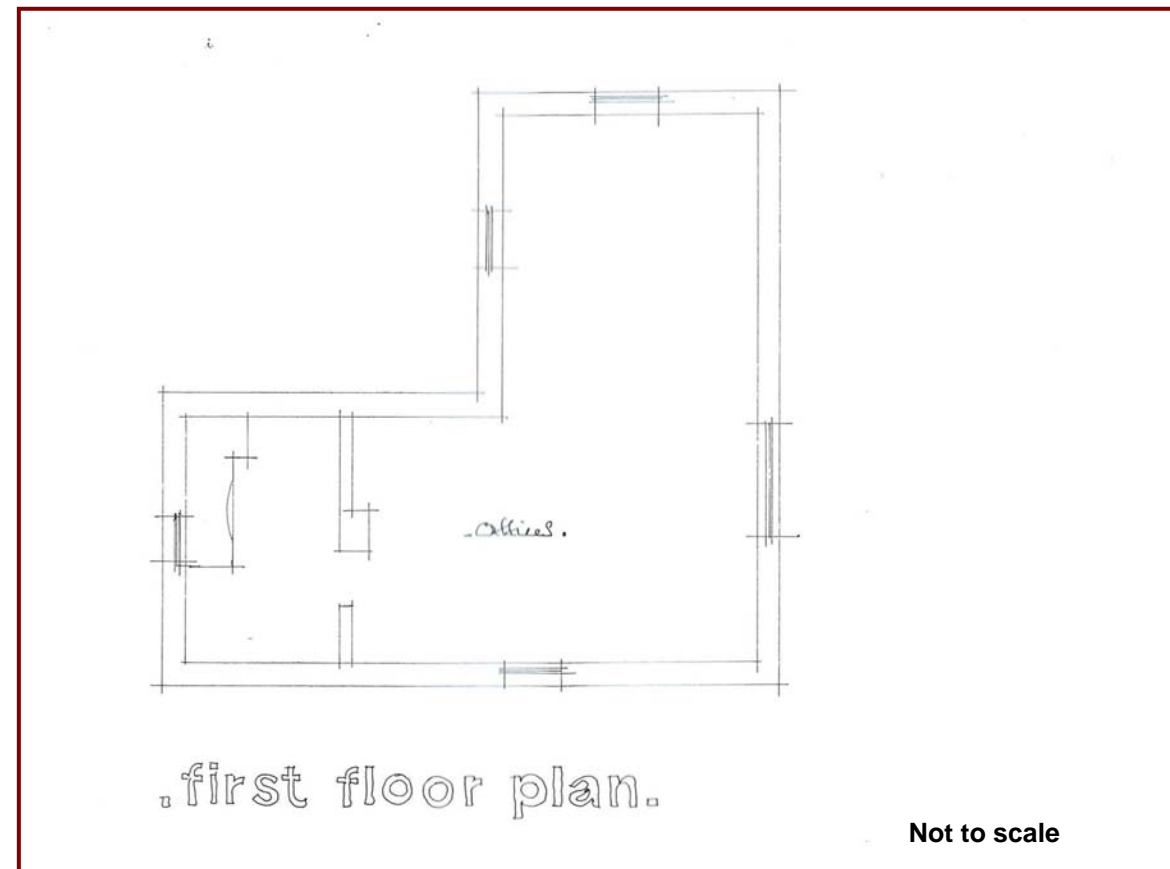
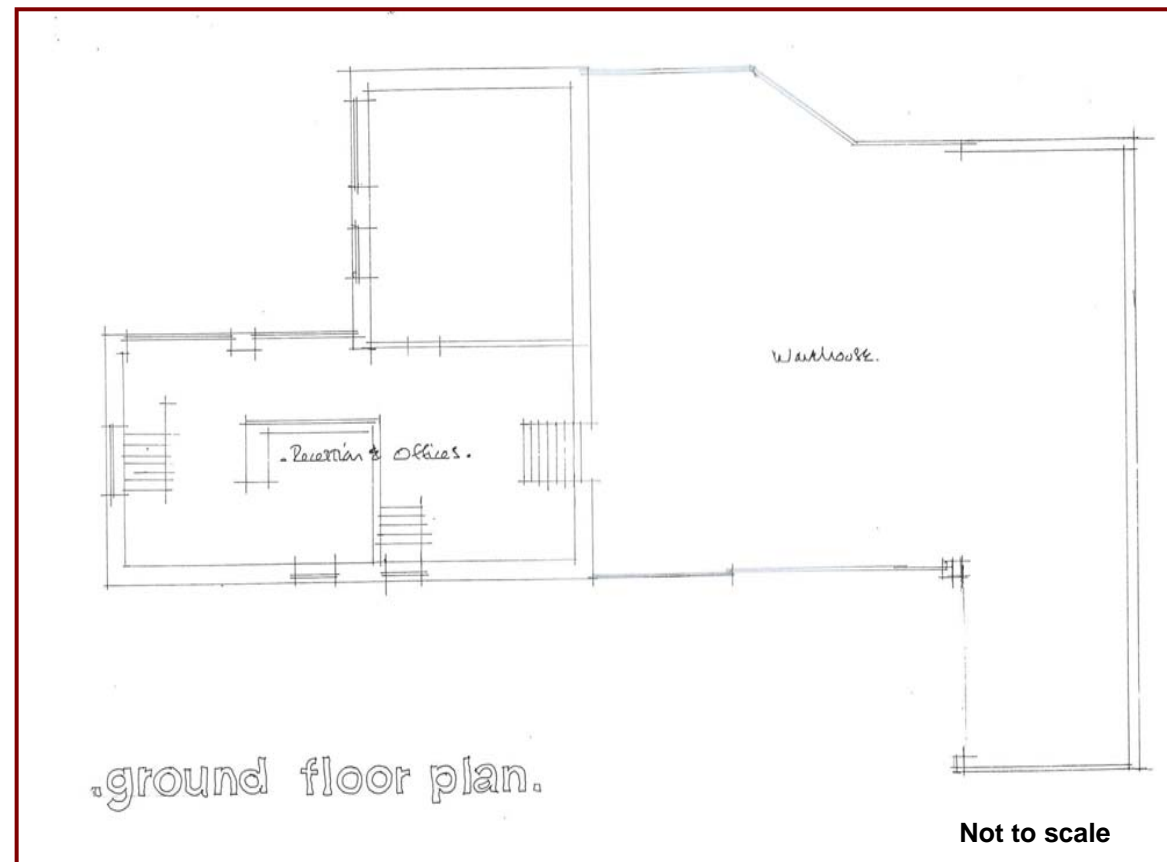
Under the Finance Act 1989, we recommend that prospective purchasers satisfy themselves and establish any VAT implications prior to entering into agreement.

Viewings

By appointment through the Sole Agents, Gilyard Scarth, The Old Cycle Shop, Long Street, Sherborne. T: 01935 817360. www.gilyardscarth.co.uk

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 scale.



£350,000 (V.A.T. will be added to the Sale Price)