

Gilyard

Scarth

Commercial



Sherborne, Dorset DT9 3PU

An attractive well-located lock up retail shop.

Lease for disposal due to relocation of business.

Former "Linen Press" premises at 37 Cheap Street, Sherborne DT9 3PU

Situation

The premises lie on the east side of Cheap Street which is Sherborne's principal retail thoroughfare. Location Plan below.

Sherborne is a busy and prosperous retail centre with a pleasing combination of specialist shops and multiple retailers. The Town draws custom from a wide rural catchment area.

Description

The shop forms part of a double-fronted Victorian building, the interior being arranged thus:

Recessed entrance leading to:

Retail Shop.	Max. depth	27'8"
	Width	9'9" - 10'0"
	Sales area	252 sq. ft.
Kitchenette		n/m
Cloakroom/W.C		n/m
Store Room		80 sq. ft.

Single car parking space at rear.

Services

All main services except gas.

The Lease

...is held for 9 years from 1st November 2007 at a current rent of £11,500 p.a. subject to review in November 2010. The Tenant is responsible for maintaining the interior and shopfront.

Premium

Offers invited for the leasehold interest

Guide £5,000

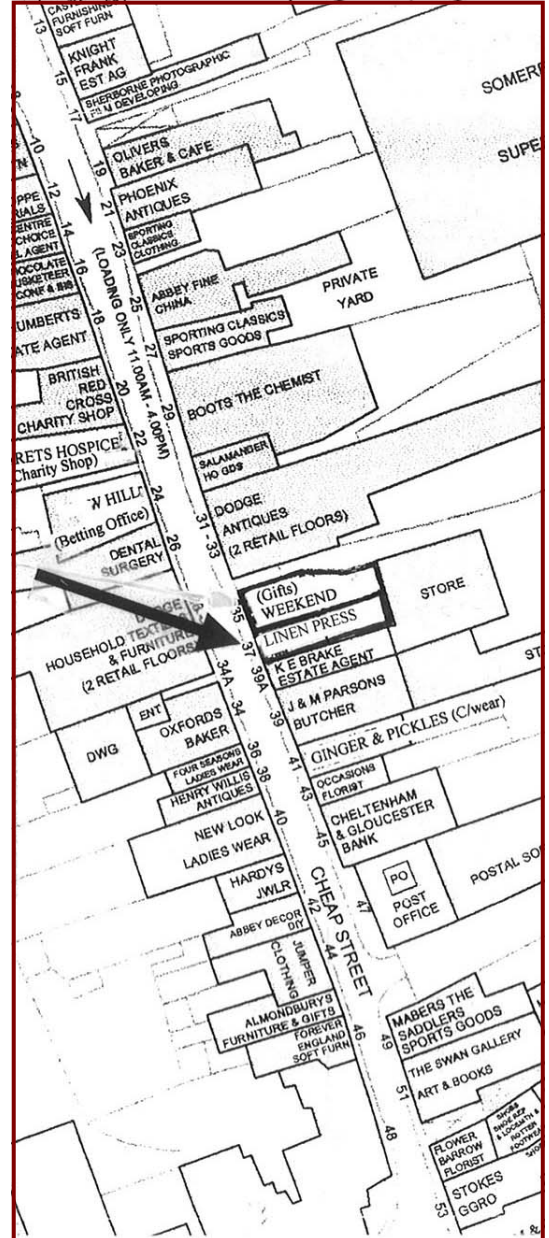
Rating

Rateable Value	£6600
Business Rate payable 2010/11	£2685.49

Note: the Tenant of the Shop could possibly qualify for Small Business Tax Relief on the Business Rates. Call the Rates Dept at West Dorset D.C. for further information: 01305 251010.

Legal Costs

Incoming tenant to bear the outgoing tenant's reasonable legal costs incurred in formalising



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.

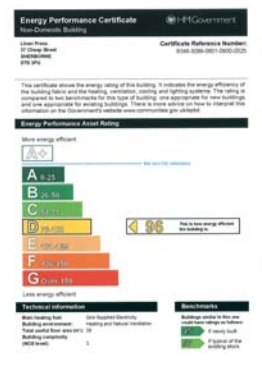
Inspections

Strictly by appointment with the Sole Agent:

**Gilyard Scarth
Sherborne**

01935 817360

gilyardscarth.co.uk



£11,500 p.a.