

Gilyard

Scarth

Commercial



Sherborne, Dorset DT9 3PX

A distinctive and atmospheric retail shop unit.

Lease for disposal due to relocation of business.

# Former "Wessex Antiques" at 6 Cheap Street, Sherborne DT9 3PX

## Situation

The property lies on the north western section of Cheap Street, which is Sherborne's principal retail thoroughfare.

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 the old Woolmington Yard which was redeveloped as a mixed scheme back in the late 1990s. As a result of this conversion the premises now benefit from an external appearance and internal finish full of historic character combined with contemporary amenities. The retail unit provides a front sales area combined with a good sized rear store which contains a small staff cloakroom/W.C. The accommodation is as follows:

Front Sales Area	253 sq. ft.
Rear Store	127 sq. ft.

This gives a total net internal floor space area of 480 sq. ft. (44.6m<sup>2</sup>)

## Assignment of The Lease

The existing lease is for a period of 6 years from the 15th December 2008 to December 2014. The current rent is £12,000 p.a. subject to review in December 2011 and there is also a Tenant's option to break. The Tenant is responsible for maintaining the interior and shopfront.

## Rating

Rateable Value	£12,000
Business Rate payable 2010/11	£4,600 p.a.

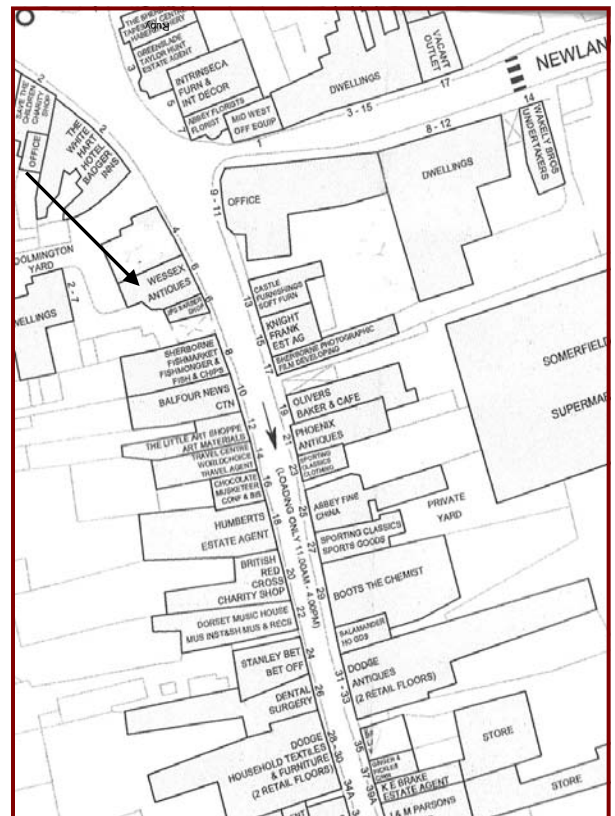
**Note:** the current Business Rates include an allowance for Small Business Tax Relief on the Business Rates payable. Call the Rates Dept at West Dorset D.C. for further information: 01305 251010. to see if any prospective tenant would also qualify for similar relief.

## Legal Costs

The incoming tenant to meet the outgoing tenant's reasonable legal costs reasonable legal costs incurred in formalising the assignment of the lease.

## VAT

We have been informed that VAT is not charged on the rent on this particular shop unit.



## 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](http://gilyardscarth.co.uk)

EPC

**£12,000 p.a.**