

TO LET
LARGE TOWN CENTRE RETAIL PREMISES
1,781 SQ FT // 165.56 SQ M



RETAIL

goadsby

7 HIGH STREET
GILLINGHAM, DORSET, SP8 4AA

SUMMARY

- SUBSTANTIAL AI RETAIL PREMISES
- DUE TO BE REFURBISHED TO A SHELL CONDITION
- LIMITED WAIT ROADSIDE PARKING TO THE FRONT
- **RENT: £25,000 P.A.X**

LOCATION

Gillingham is one of Dorset's fastest growing market towns, with a population of over 12,000 people, due to expand to circa 20,000 within the next 10 years. It is located approximately 27 miles north-west of Blandford and 14 miles northeast of Sherborne. The subject premises occupies a prominent position in the high street and in close proximity to **COSTA**, **TSB**, **SUE RYDER**, **CATS PROTECTION** and **LIDL**. Numerous independent retailers are also represented in town.

GILLINGHAM OCCUPIERS

COSTA

T S B

Sue Ryder



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■ Description

An extensive ground floor retail premises, providing an open plan space which is due to be fitted out to a shell condition. A WC with wash hand basin is also due to be installed to the rear.

■ Summary of Accommodation

The accommodation with approximate areas and dimensions is arranged as follows:

	sq m	sq ft
Ground Floor Shop		
Net Internal Area	165.56	1,781

A new WC with wash hand basin is to be installed to the rear.

■ Terms

Leasehold

The premises are available to let by way of a new full repairing and insuring lease, term and rent review pattern by negotiation, at a commencing rent of **£25,000 per annum, exclusive** of all other outgoings.

■ Rateable Value

According to the Valuation Office Agency website, the premises are assessed for rating purposes as follows:

Rateable Value: To be reassessed
Rates payable at 48p in the £ (year commencing 1st April 2018)

Transitional arrangements may apply.

For verification purposes and phasing/transitional relief (if appropriate) interested parties are advised to make their own enquiries on www.voa.gov.uk.

■ EPC Rating

C - 66

■ Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

■ VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

■ Viewing

Strictly by prior appointment through the agents, through whom all negotiations must be conducted.



■ Important

REFERENCES

Once a letting has been agreed, the landlord will need to approve the proposed tenant's references as part of the letting process. Goadsby will therefore make a non-refundable reference charge of £50 (including VAT) to be paid by cheque. This does not form part of a contract or constitute a deposit in respect of any transaction. Appropriate references will be required from a bank, solicitor, accountant and two trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.





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