



4 The Old Shambles, Sherborne DT9 3LU

TO LET

Area: 490.00 sq ft (45.52 sq m) | Rent: £10,000 PA |

LOCATION:

The property is located on South Street close to its junction with Cheap Street, the principle shopping area within the town. Occupiers in the vicinity include long established retailers (Fired Earth, The Courtyard Salon, The Melbury Gallery) and restaurants/delis (The Pear Tree and The Three Wishes).

KEY FEATURES:

- Ground floor lock up shop
- Established town centre location
- New lease available
- Allocated car parking space
- Approx. 490 sq ft (455.55 sq m)

4 The Old Shambles, Sherborne DT9 3LU

DESCRIPTION:

The property comprises a ground floor lock-up shop with good frontage onto its own inner courtyard where the car parking is provided.

FLOOR AREA:

| FLOOR | AREA sq ft | AREA sq m |
|--------------|---------------------|-------------------|
| Floor Area | 490.00 | 45.52 |
| TOTAL | 490.00 sq ft | 45.52 sq m |

TENURE:

New lease available. Ingoing tenant to provide a bank reference and a deposit.

EPC: C 70 **VAT:** VAT is chargeable on the rent

LEGAL COSTS: Each party be responsible for their own costs. **RATES:** Rateable Value - £8,500. This is not the amount you will pay. If you qualify for small business rate relief there will be no rates payable under current legislation.

CONTACT:



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