

SHERBORNE – 55 CHEAP STREET

ATTRACTIVE PRIME WELL CONFIGURED STORE AVAILABLE IN AFFLUENT DORSET MARKET TOWN

SUITABLE FOR A VARIETY OF USES (SUBJECT TO PLANNING)



LOCATION

Sherborne is a highly attractive and well-preserved market town and is a popular retail and tourist destination located in north west Dorset. The town is famous for its medieval buildings, abbey and public school, and has an estimated population of approximately 10,000 which is increased significantly with the influx of tourists.

The premises are situated in a 100% prime location adjacent to **Crew** and **Vision Express** with neighbouring occupiers including **WHSmith**, **Boots**, **Fat Face**, **Mountain Warehouse**, **Costa Coffee**, **Joules** and **White Stuff**.

THE PROPERTY

The premises are arranged over ground and first floor levels, with a service yard, offering the following approximate dimensions and floor areas:

Build Frontage	-	12.19 m	40' 00"
Internal Width (Max)	-	12.42 m	40' 09"
Shop Depth	-	46.17 m	151' 06"
Ground Floor Sales	-	537.70 m ²	5,788 sq.ft.
Ground Floor Ancillary	-	28.33 m ²	305 sq.ft.
First Floor Ancillary	-	468.70 m ²	5,045 sq.ft.
Rear Loading Bay	-	51.09 m ²	550 sq.ft.

NB: The premises benefit from servicing at the rear plus a goods lift between ground and first floors.

COSTS

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

LEASE

The property is available on a new FRI lease for a term to be agreed subject to an upward rent review at every 5th year.

Quoting rent available on request.

RATES

We are informed by the Local Rating Authority that the premises have been assessed for rating purposes as follows:-

Rateable Value	-	£78,500
UBR (2021/2022)	-	51.2p

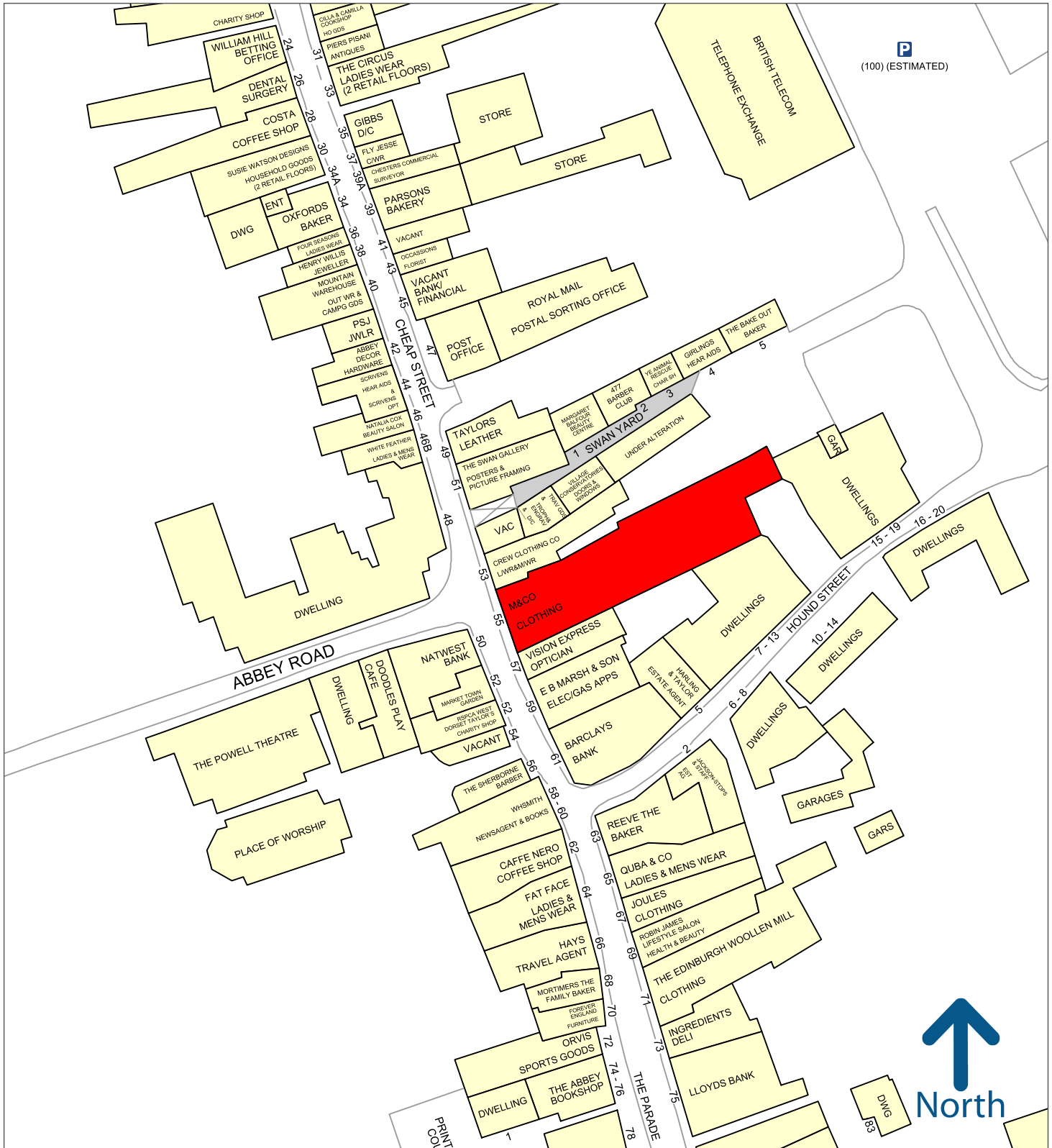
Various relief schemes are in existence and interested parties are recommended to make their own enquiries with the Business Rates Department of Dorset District Council – Tel: 01202 634 233

INSPECTION

Viewings can only be carried out with prior notice by contacting:-

Malcolm Reid malcolmreid@sprrg.co.uk 07850 027 659
Charlie Taylor charlietaylor@sprrg.co.uk 07930 876 926

Tel: 020 7409 2100



50 metres

Experian Goad Plan Created: 11/12/2020
Created By: Smith Price RRG



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