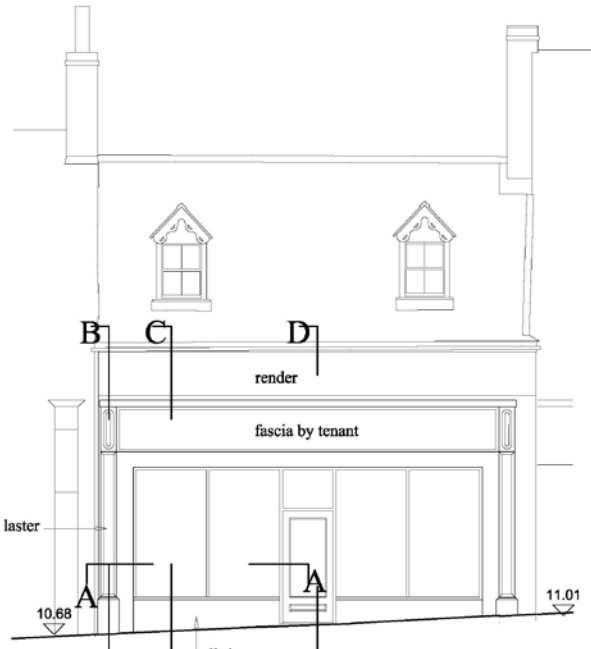


## 62 Cheap Street Sherborne, Dorset DT9 3BJ

- 100% prime
- c1600 sq ft Ground Floor Sales
- Available late Summer 2017
- Garden area at rear (if required)



### Location

Sherborne is a prosperous Dorset market town located approximately 5 miles to the west of Yeovil.

The property is located in a 100% prime location with neighbouring occupiers including Fat Face, Phase Eight, Joules, Crew, WH Smith Orvis, Better Best etc

### Description

The property provides a shop on ground, ancillary on first and optional rear garden



### Accommodation

The approximate dimensions and floor areas measured off plan and subject to as built measurement on completion:

Gross frontage	7.62m	25'0"
Net frontage	6.84m	22'5"
Width at 20'	7.62m	25'0"
Width at rear (gross)	9.14m	30'0"
Shop Depth	19.5m	64 ft
Ground floor Sales	149.5sq m	1609 sq ft
First Floor Ancillary	65 sq m	700 sq ft

### Rateable Value

TBC on completion

### VAT

The Lessor will elect to charge VAT on the lease

### Quoting Tenure

15 years with a tenant only break at the 10<sup>th</sup> year

### Quoting Rent

On application

### Plans

See Overleaf

### Further information or viewing

Gerrard Matthews BSc MRICS

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Mob 07798 845626

[gerrard@gerrardmatthews.co.uk](mailto:gerrard@gerrardmatthews.co.uk)

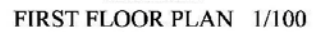
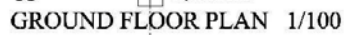
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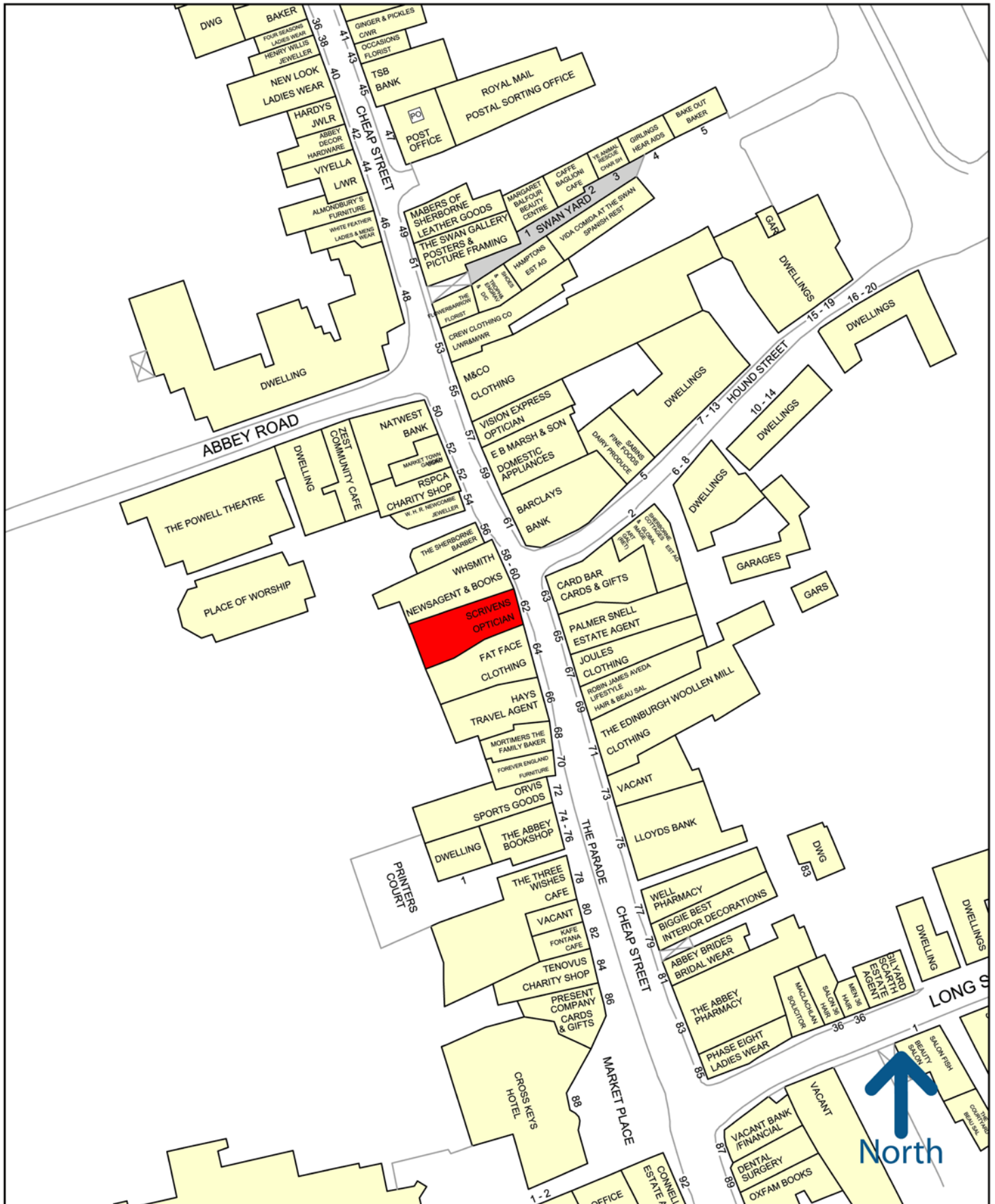
### Notice (January 2017)

Gerrard Matthews for himself and for the vendors of this property whose agent he is gives notice that:-

- The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions, references to conditions and necessary permissions for use and occupation, and other details are given in faith and are believed to be correct but any intending purchaser should not rely upon them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them
- No person in the employment of Gerrard Matthews has authority to make or give representation or warranty whatsoever in relation to this property

(pdf & dwg plans available on request)





50 metres

Experian Goad Plan Created: 04/01/2017  
Created By: Matthews Properties Ltd



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