

Retail – Shop to Let

Gerrard Matthews
Chartered Surveyor

1a Bell Street Shaftesbury, Dorset SP7 8AR

- Affluent Market Town
- Prominent shop
- Total of 690 sq ft commercial space
- Shop, rear sales/ancillary and kitchenette & WC



Location

Shaftesbury is a picturesque affluent market town situated in North Dorset approximately 21 miles west of Salisbury with a population of c7500 people but is surrounded by many affluent villages and enjoys a year round tourist trade

Situation

The property is situated opposite the main pedestrian exit of the town's principal car park.

Description

The property was substantially altered in 2019/20 to create an open retail and reveal some wonderful character with good ceiling height. It comprises a sales area to the front a separate ancillary/further retail area in the middle and a kitchenette plus WC to the rear on ground. Please refer to the plans and photos at the back of these details

Plans

Please see plans overleaf
PDF & DWG plans available to interested parties.

Rates

Rateable Value TBC £,000

Accommodation

Approximate dimensions and floor areas:

Gross frontage	3.82m	12'6"
Net frontage	3.66m	12'0"
Net internal width	3.36m	11'0"
Widening to:	5.87m	19'3"
Shop depth	9.30m	30'6"
Ground floor Sales	44.6 sq m	480 sq ft
Ancillary/Sales	13.9 sq m	150 sq ft
Kitchenette	5.5 sq m	59 sq ft

VAT

The Property has been elected for VAT

Tenure

Leasehold

EPC

Recently expired so being renewed. Was rated D.
Details available once assessment renewed



Rent

£15,000 per annum exc VAT & Utilities

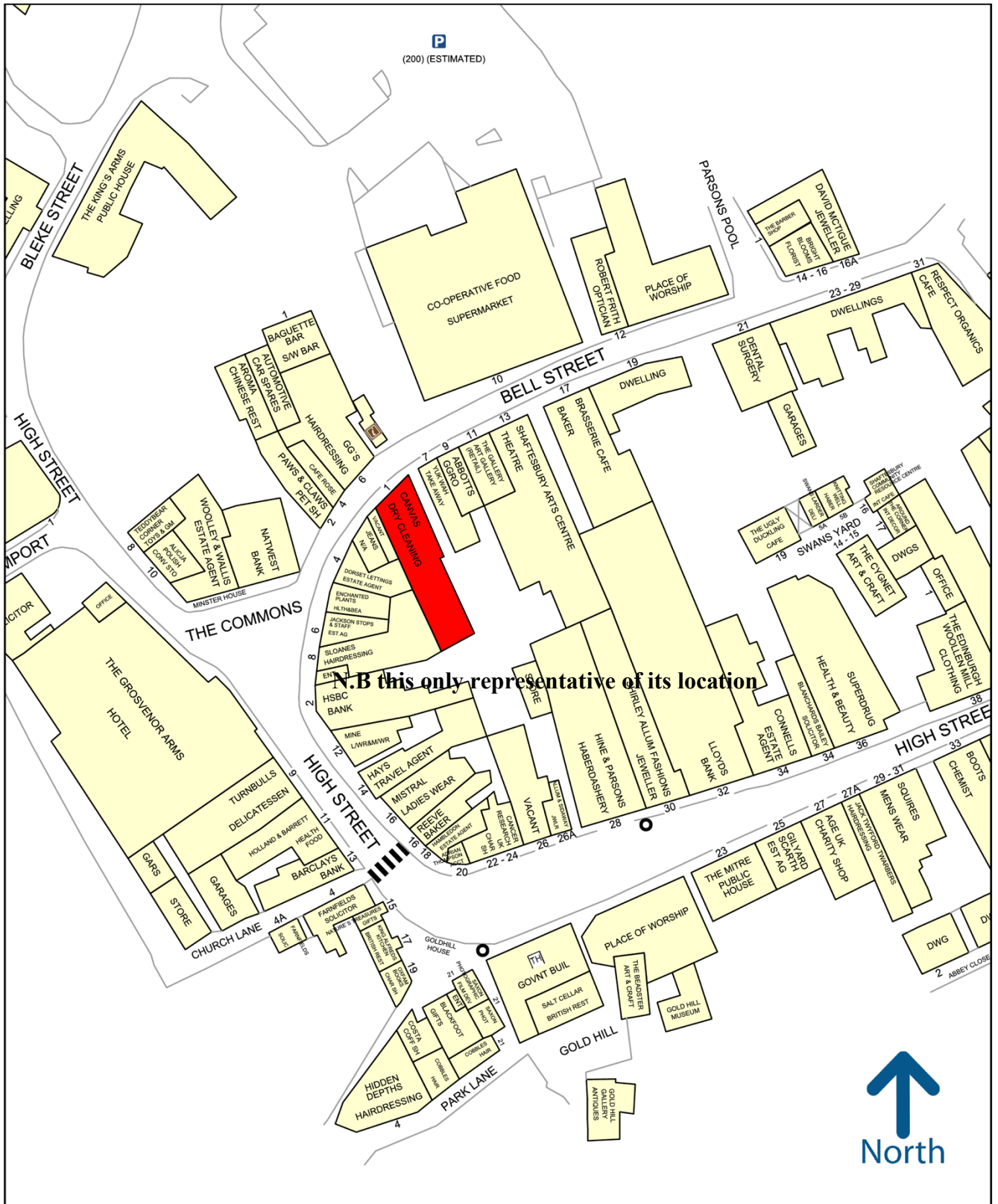
Further information or viewing

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N.B this only representative of its location

50 metres

Experian Goad Plan Created: 23/02/2018
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