

Retail – Shop to Let

Gerrard Matthews
Chartered Surveyor

40 Cheap Street Sherborne, Dorset DT9 3PX

- 1430 sq ft Prime shop with 1st floor ancillary
- Available June 2026



Location

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

Cheap Street is the principal retail street in Sherborn. The property is located in the 100% prime part of Cheap Street with nearby multiples including, Crew, Boots, White Stuff, Café Nero, as well as a wealth of high-end retailers that makes Sherborne such an attractive destination town.

Description

The property provides a ground floor shop with first floor storage, WC and kitchenette. There is an enclosed garden at the rear that could be suitable for seating etc. The shop has modern lighting and air conditioning so can be fitted out quickly



Accommodation

The approximate dimensions and floor areas measured off plan and as existing are as follows:

Gross frontage	8.14 m	26.7"
Net frontage	7.47 m	24'6"
Average width	6.8m	22'4"
Shop depth	19.16 m	62'10
Ground floor Sales	132.8 sq m	1430 sq ft
First Floor Ancillary	34.0 sq m	366 sq ft



Rateable Value (1st April 2026)

£36,500 This is not the rates payable

VAT

The Lessor has elected to charge VAT on the rent

Tenure

Term to be agreed.

Quoting Rent

£45,000 per annum

Plans

Please see overleaf for pdf copy plan.

Further information or viewing

Gerrard Matthews BSc MRICS

DD 01963 220267

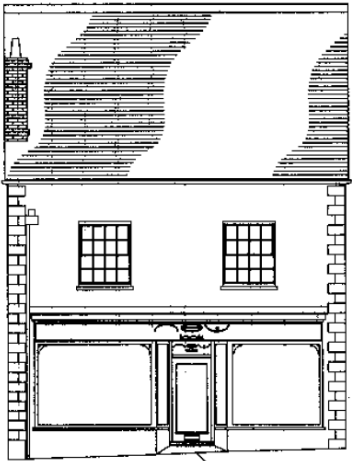
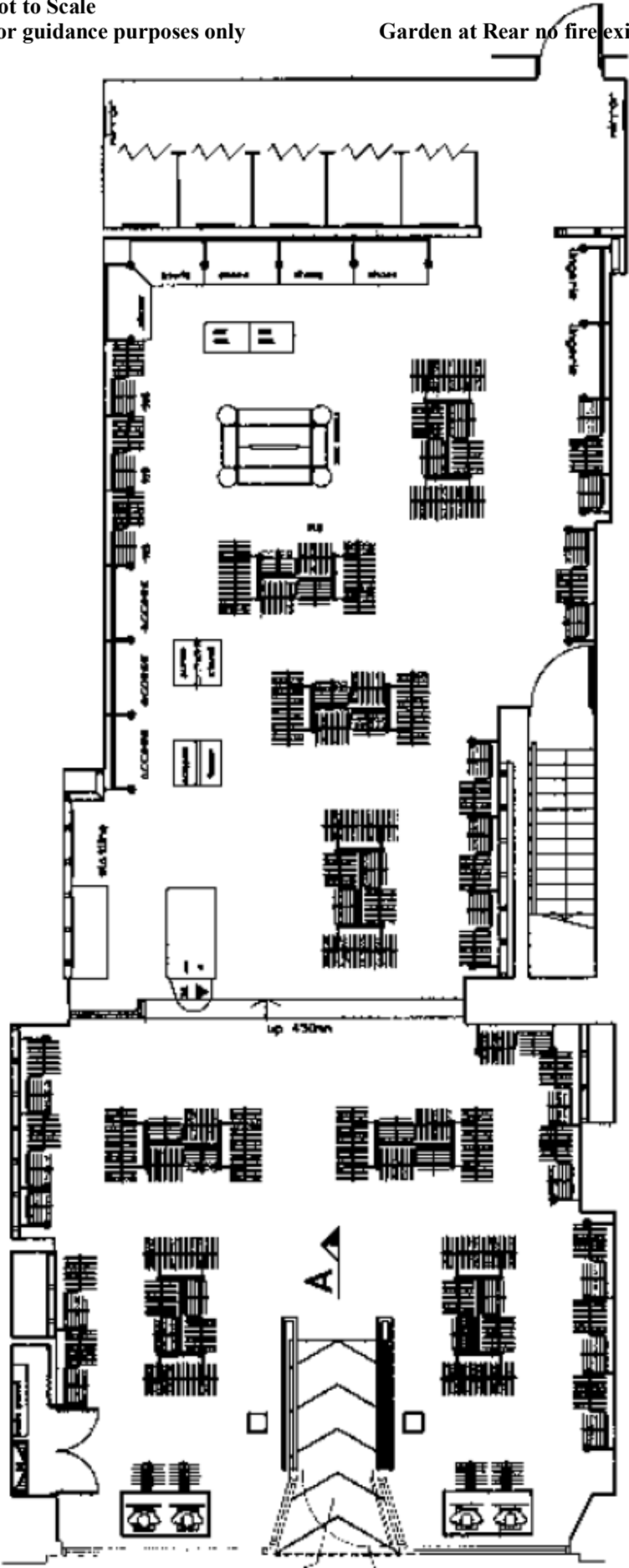
Mob 07798 845626

gerrardmatthews@btinternet.com

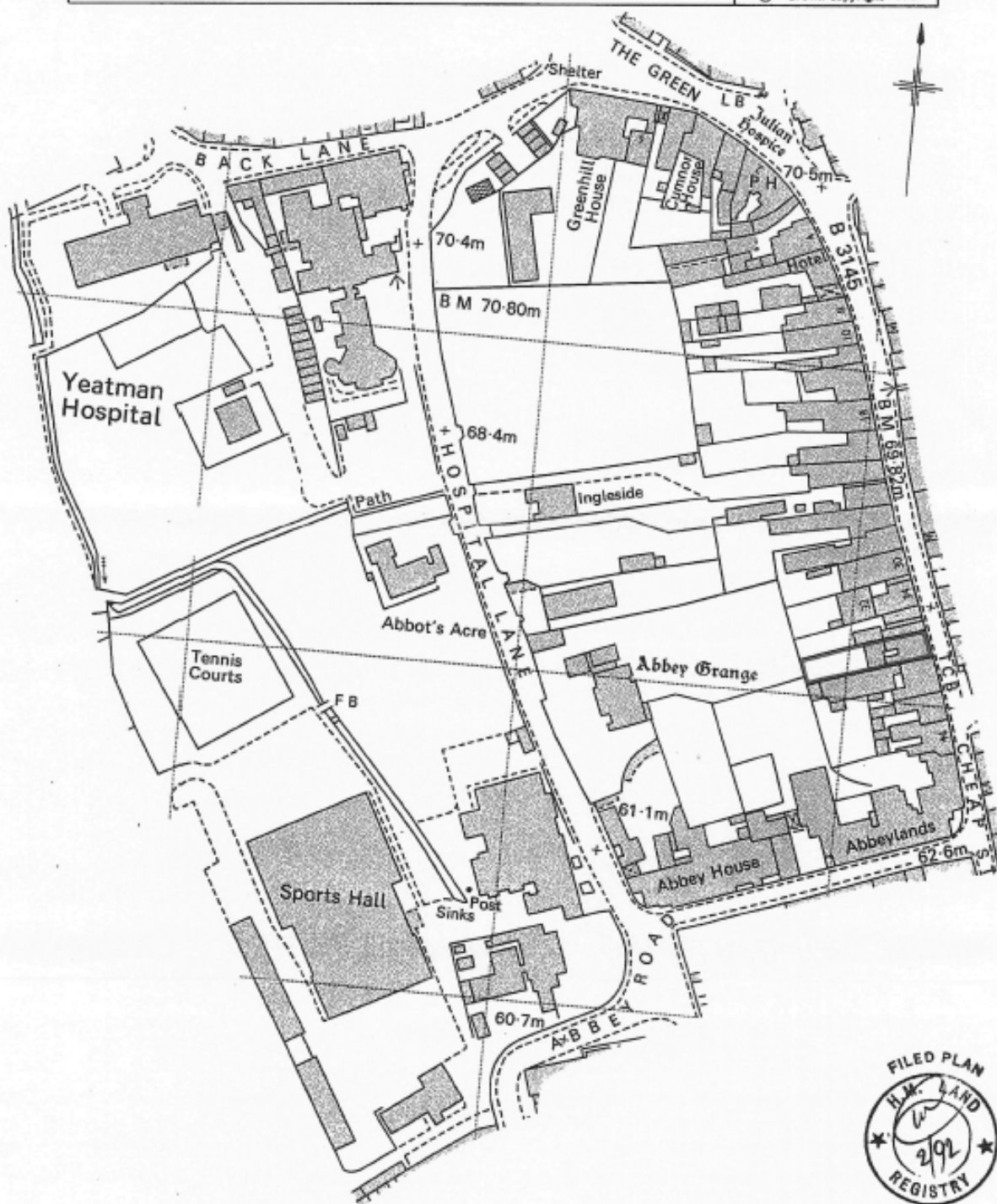
www.gerrardmatthews.co.uk

Not to Scale
For guidance purposes only

Garden at Rear no fire exit



H.M. LAND REGISTRY		TITLE NUMBER	
		DT 193012	
ORDNANCE SURVEY PLAN REFERENCE	ST 6316	SECTION Q	Scale 1/1250 Enlarged from 1/2500
COUNTY DORSET	DISTRICT WEST DORSET	© Crown copyright 1988	



This official copy is incomplete without the preceding notes page.

Notice (June 2026)

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

- (i) 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.
- (ii) 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.
- (iii) No person in the employment of Gerrard Matthews has authority to make or give representation or warranty whatsoever in relation to this property.