

## Unit 1, 1-4 Half Moon Street Sherborne, Dorset DT9 3LN

- Prominent pitch opposite abbey
- 1100 sq ft sales and ancillary
- Front Courtyard area
- Available Autumn 2021



### Location

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

The property is located in a good secondary location with a large influx of tourists in the summer months, being opposite the Abbey. It faces onto a busy road used by many people entering the town and the railway station on Digby Road nearby

### Description

The property provides a shop on ground floor with further display/ancillary rooms to the rear that can be used for a multitude of uses

### Accommodation

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

Gross frontage	7.62 m	25'0"
Net frontage	7.01m	23'0"
Shop depth	9.76 m	32'0"
Ground floor Sales	102.2 sq m	1100 sq ft

### Rateable Value

2017 assessment £10,250. This is not the amount payable and under the threshold for payment for single occupancy tenants

### VAT

The Lessor has not elected to charge VAT on the lease

### Tenure

On request

### Rent

£18,500 pax

### Plans

Copy overleaf

### Further information or viewing

Please contact:- Gerrard Matthews

Higher Sandford Farm, Sandford Orcas

Sherborne, Dorset DT9 4RP

Telephone : 01963 220267

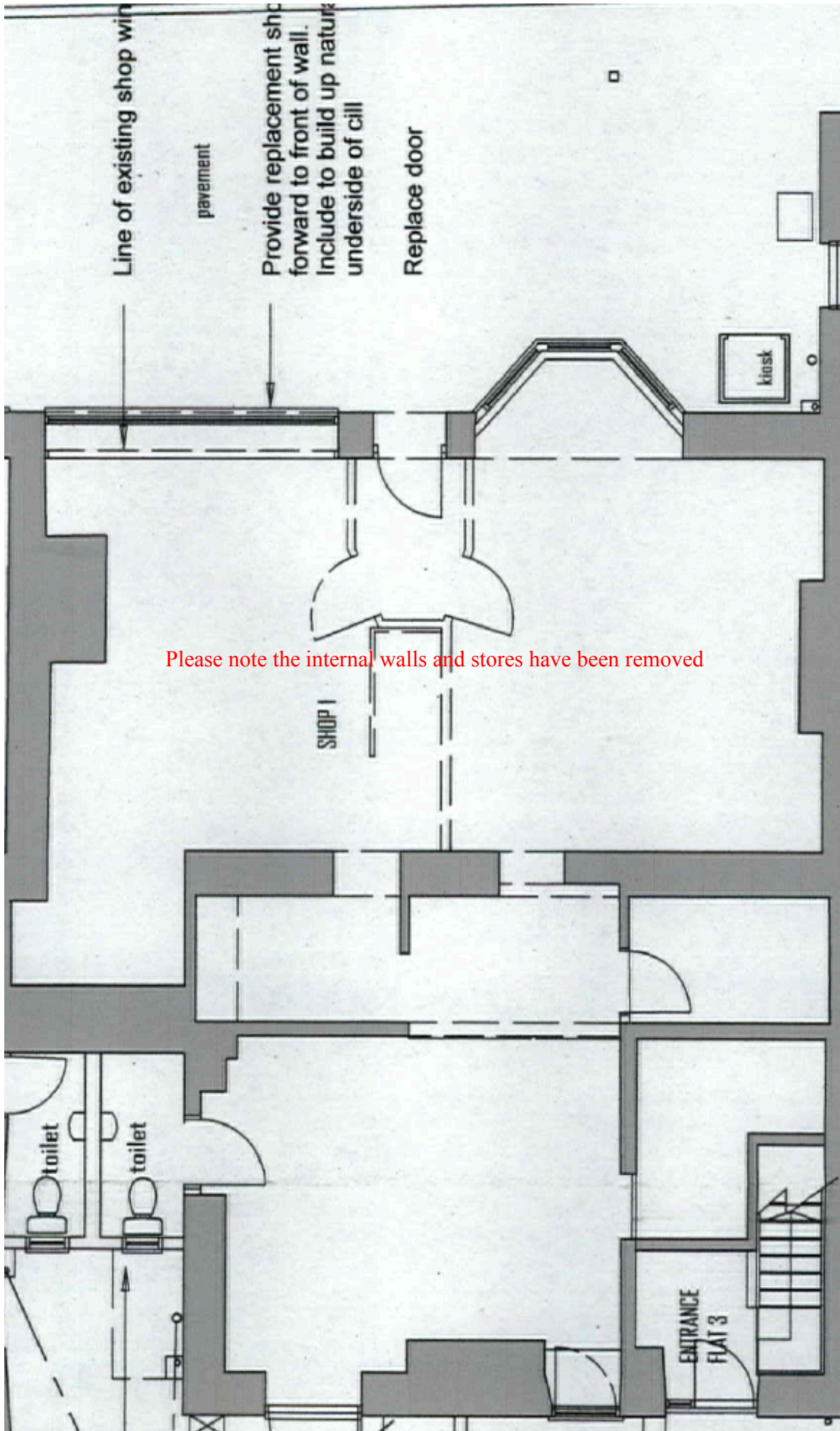
Fax : 01963 220328

E-Mail: [gerrardmatthews@btinternet.com](mailto:gerrardmatthews@btinternet.com)

### Notice (August 2021)

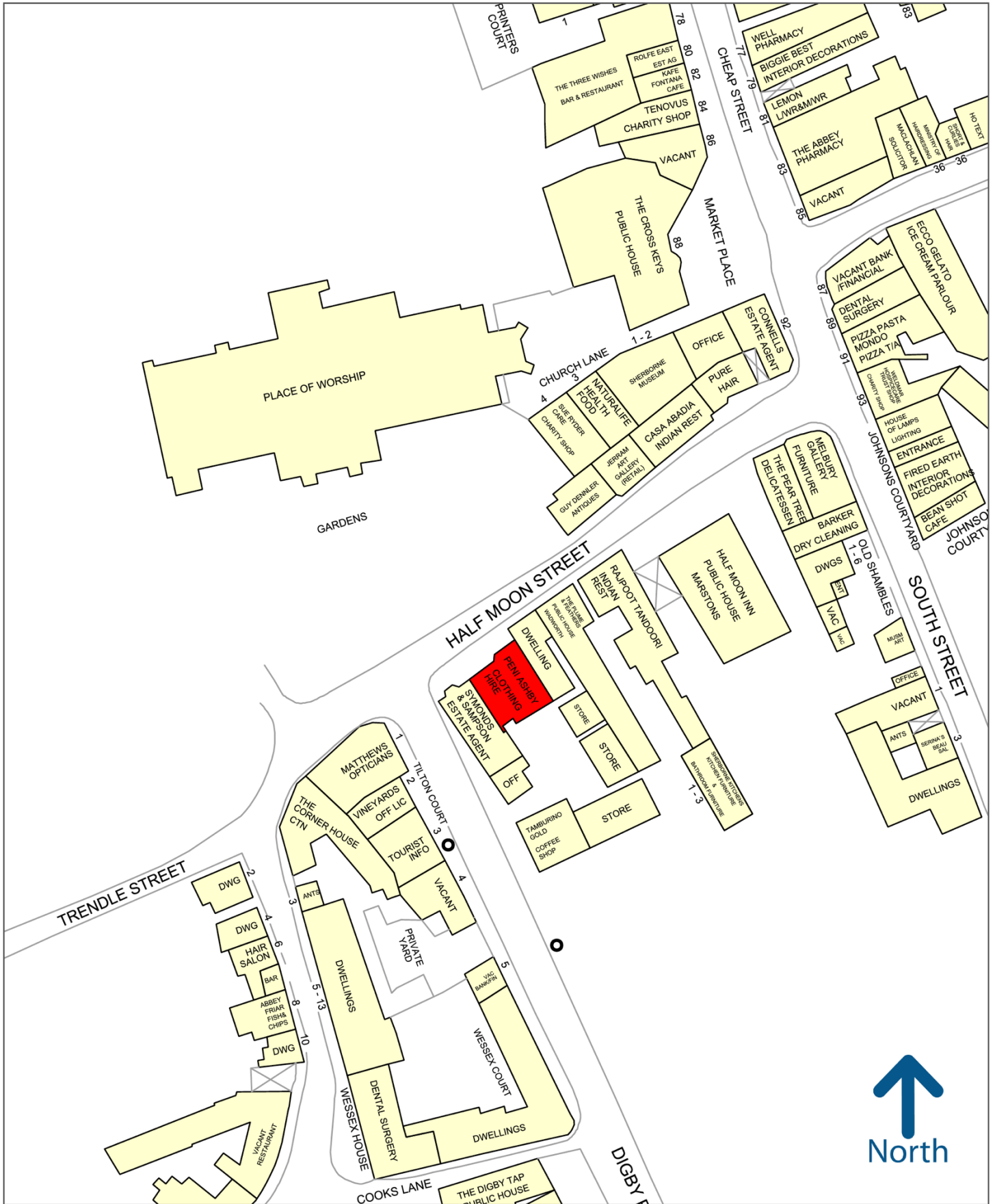
Gerrard Matthews for himself and for the vendors of this property whose agent he is gives notice that:-

- 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



Please note the internal walls and stores have been removed





Experian Goad Plan Created: 13/08/2021  
Created By: Matthews Properties Ltd

