

## 51a Cheap Street Sherborne, Dorset DT9 3BA



### Location

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

The property is located in the prime part of Sherborne adjacent to Crew, M&Co with nearby high end retailers. In addition it has a return frontage to Swan Yard which is the principal pedestrian route from the town's main car park and Cheap Street

### Description

The property provides a shop on ground with a small ancillary area and WC to the rear.



### Accommodation

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

Gross frontage	5.18m	17'0"
Net frontage	4.57m	15'0"
Shop depth	5.18m	17'0"
Ground floor Sales	23.78 sq m	256 sq ft
Ground floor Storage	2.78 sq m	30 sq ft

### Rateable Value

£9,400 which is below the government threshold for small businesses paying rates. This is not the rates payable

### VAT

The Lessor has elected to charge VAT on the rent

### Tenure

Term to be agreed

### Rent

Offers in the region of £15,000 per annum

### Plans

On Request via email

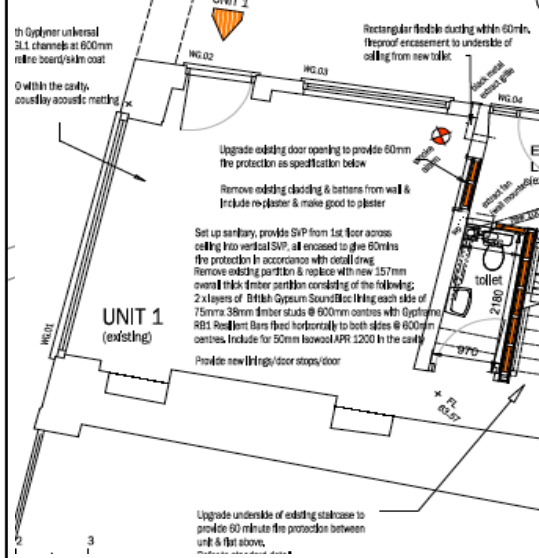
### Further information or viewing

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50 metres

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