

## 6 Swan Yard, Cheap Street Sherborne, Dorset DT9 3AX

- Prominent lock up commercial unit
- 430 sq ft Ground Floor Sales
- c300 sq ft forecourt/seating area



### Location

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

The property is located in the central part of Sherborne within the Swan Yard shopping mall which is the principal link between the main car park and prime Cheap St. In addition it has a South East facing forecourt than could be used for a number of display/seating purposes

### Description

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



### Accommodation

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

Gross frontage	8.84 m	29'0"
Net frontage	8.36m	27'5"
Shop depth	5.31 m	17'5"
Ground floor Sales	40 sq m	430 sq ft
Understair Cupboard	1 sq m	10 sq ft
Forecourt sales area	c40sq m	c400 sq ft

### Rateable Value

£11,000 (not the sum payable) which is below the threshold permitting exemption for one off traders)

### VAT

The Lessor has elected to charge VAT on the rent

### Services

Electricity, water and gas (if required)

### Tenure

Term to be agreed

### Rent

£800 per calendar month exclusive

### Plans

On Request via email

### EPC

Please see overleaf, below

### Agents Note

Please be aware the writer is a Director of the company who owns the subject property

### Further information or viewing

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### Notice (June 2022)

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
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# Sherborne



50 metres

Experian Goad Plan Created: 25/06/2020  
Created By: Matthews Properties Ltd



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# Energy Performance Certificate

Non-Domestic Building

 HM Government

6 Swan Yard  
Cheap Street  
Sherbourne  
DT9 3AX

Certificate Reference Number:  
0960-9932-0341-8050-9064

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

## Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

◀ 30

This is how energy efficient the building is.

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

## Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	36
Assessment Level:	4
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	42.21
Primary energy use (kWh/m <sup>2</sup> per year):	249.71

## Benchmarks

Buildings similar to this one could have ratings as follows:

24

If newly built

70

If typical of the existing stock