

## Old Swan Inn, 8 Swan Yard, Cheap Street Sherborne, Dorset DT9 3AX

### Draft Details

- Prominent Lock up commercial unit
- 810 sq ft
- Open plan with level access off Swan Yard
- Forecourt/seating areas of c400 sq ft
- One allocated car park space

Awaiting photo – waiting for signage

#### 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 disabled WC.

#### Accommodation

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

Gross frontage	19.82m	65'0"
Net frontage/length	19.28m	63'3"
Gross Return frontage (facing car park)	4.5m	15'0"
Net Depth/width	3.73m	12'3"
Widening to:	4.4m	14'5"
Ground floor Area	sq m	810 sq ft

#### Rateable Value

£TBC however it should be below the threshold permitting exemption for one off traders)

#### VAT

The Lessor has elected to charge VAT on the rent

#### Services

Electricity and water

#### Tenure

Term to be agreed

#### Rent

OIRO £18,000 per annum exclusive (£22 per sq ft)

#### Plans

On Request via email

#### EPC

TBC?????

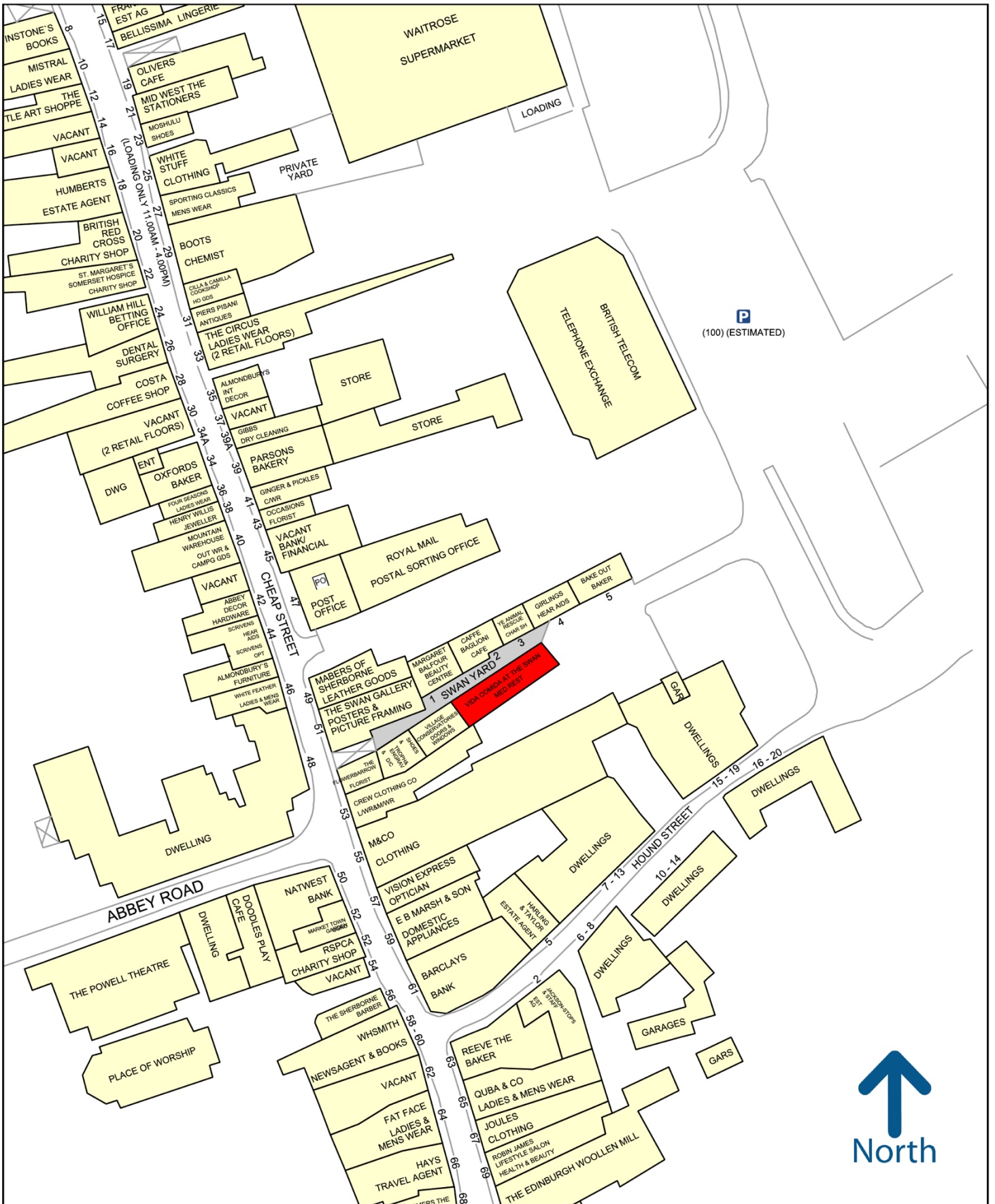
#### Further information or viewing

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50 metres

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