

# Retail – Shop to Let

Gerrard Matthews

Chartered Surveyor

9 Bell Street

Shaftesbury, Dorset SP7 8AR

- Affluent Market Town
- New Open Plan layout (Completion February 2021)
- 650 sq ft sales. 500 sq ft basement

## Accommodation

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

Gross frontage	8.54 m	28'0"
Net frontage	8.32 m	27'3"
Net internal width	8.32 m	27'3"
Narrowing to:	6.53	21'5"
Shop depth	9.33m	30'7"
Ground floor Sales	144.0 sq m	650sq ft
Basement Ancillary	48.9 sq m	530 sq ft

## VAT

The Property has been elected for VAT

## Tenure

Leasehold



## Location

Shaftesbury is a picturesque affluent market town situated in North Dorset approximately 21 miles west of Salisbury with a population of c7500 people but is surrounded by many affluent villages and enjoys a year round tourist trade

## Situation

The property is situated opposite the main pedestrian exit of the town's principal car park.

## Description/ Recent works carried out

The three storey building is currently subject to a redevelopment to create threeshops (two pre-let) with six apartments above. A new open plan extension is currently under construction with completion due end of October 2020. The basement is in the process of being opened up to create two principal rooms that will have natural lighting and new stairs connecting the ground floor and side passageway

## Plans

Please see plans overleaf

PDF & DWG plans available to interested parties.

## Rates

Rateable Value

TBC



Please note fireplace has since been removed for renovation- can be reinstated or left out

## Rent

On application

## Further information or viewing

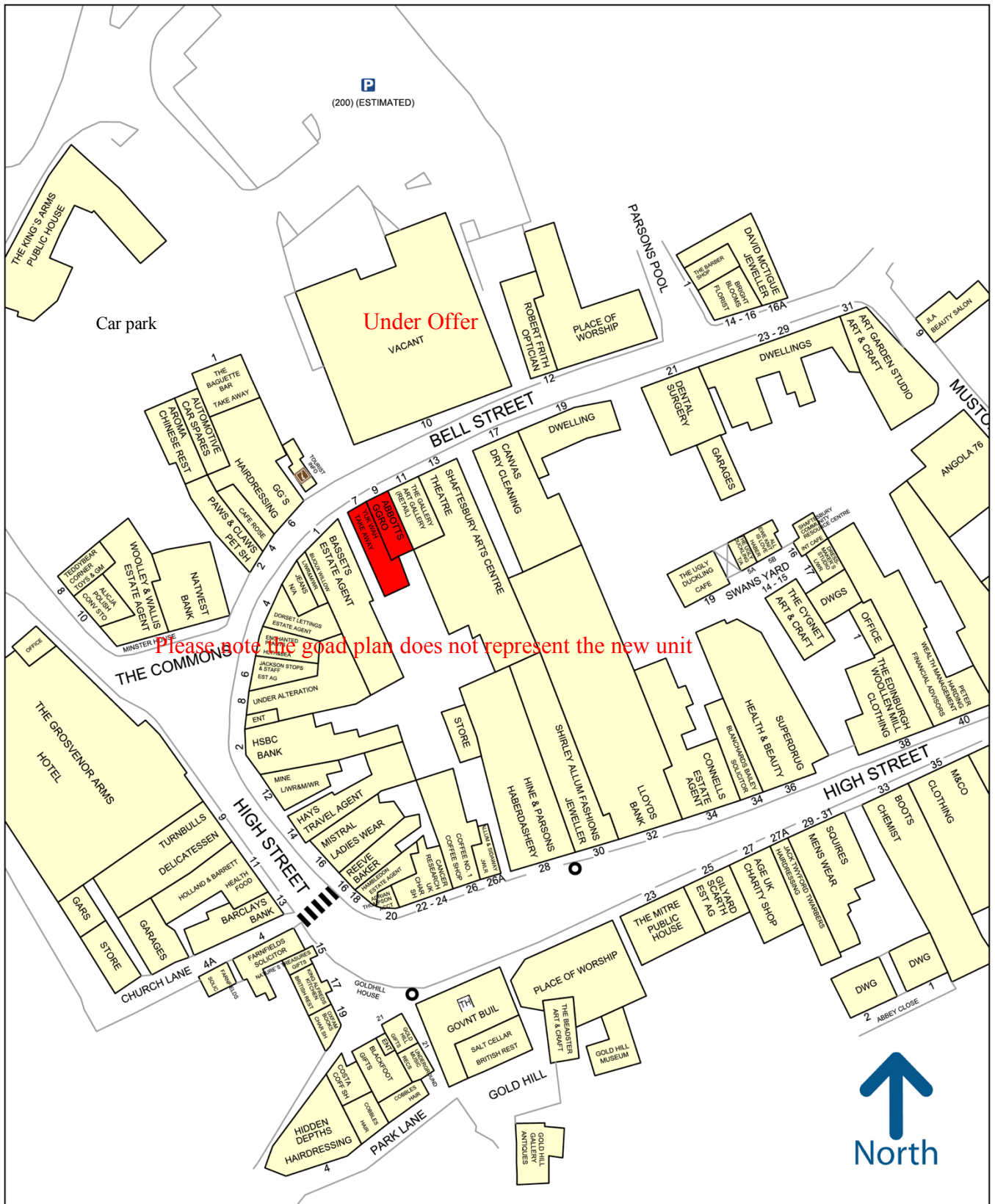
Gerrard Matthews BSc MRICS

DD 01963 220267

Mob 07798 845626

[gerrardmatthews@btinternet.com](mailto:gerrardmatthews@btinternet.com)

[www.gerrardmatthews.co.uk](http://www.gerrardmatthews.co.uk)



Please note the goad plan does not represent the new unit

(200) (ESTIMATED)

Under Offer

Car park

50 metres

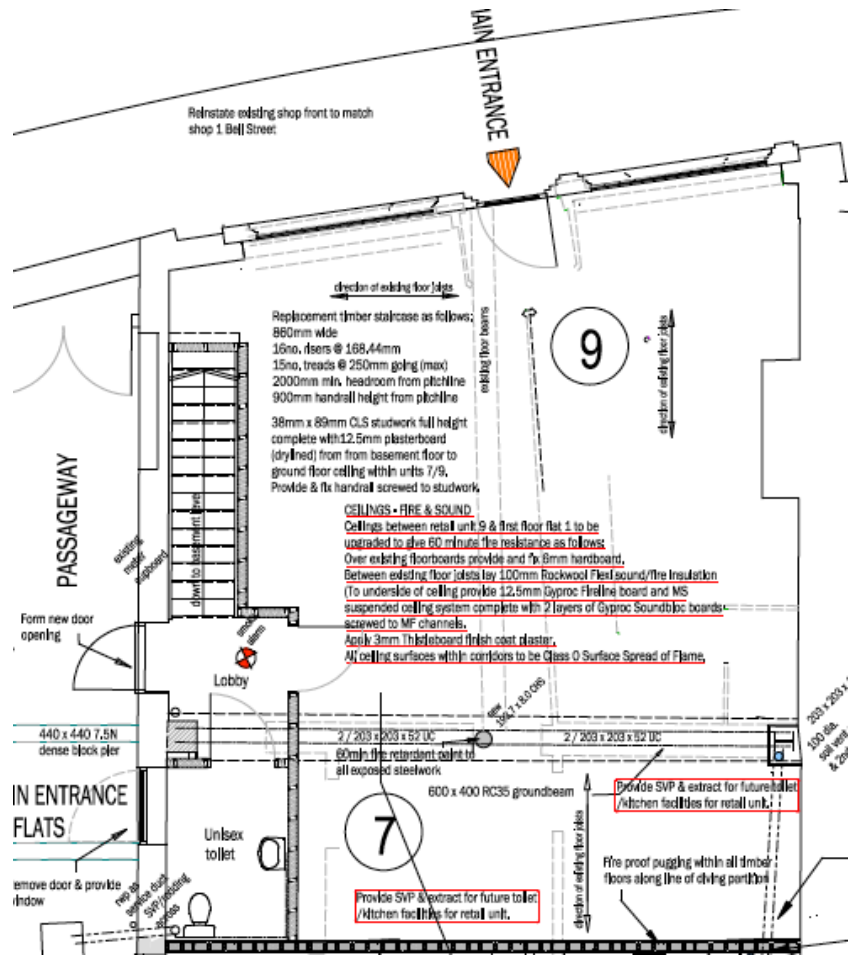
Experian Goad Plan Created: 21/02/2020  
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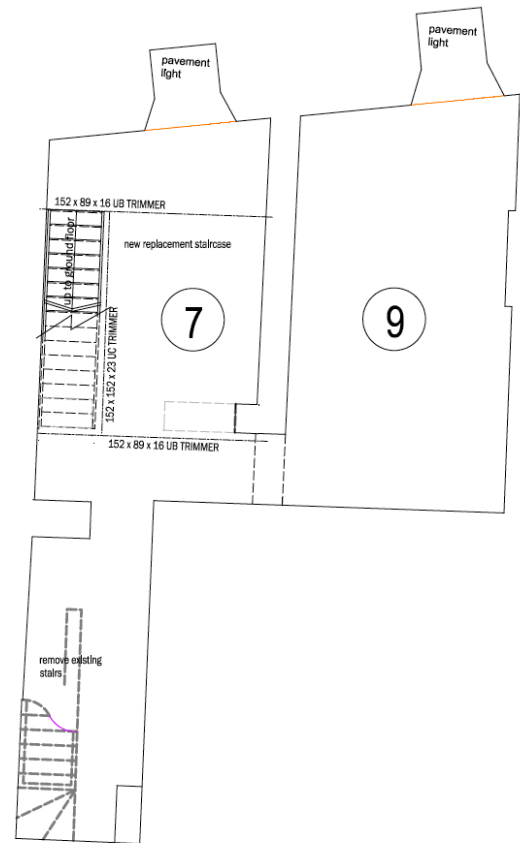
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Ground floor layout



Basement layout



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