

Retail – Shop to Let

Gerrard Matthews
Chartered Surveyor

2 Guinea Court, 6 Bell Street Shaftesbury, Dorset SP7 8AR

- Affluent Market Town
- Just under 3 year lease
- 344 sq ft on Ground with own front door.
- Adjacent to car park and town centre
- Available due to relocation



Accommodation

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

Ground floor reception	6.56 sq m	71 sq ft
Main Office/studio	17.37 sq m	223 sq ft
Kitchenette/ WC	4.61 sq m	50 sq ft

VAT

The Property has **not** been elected for VAT

Rent

£6,7500 per annum

Tenure

Remainder of a lease expiring 31st May 2029.
Opportunity to take a new lease with the landlord subject to paying their costs.

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 just off Bell St and the town's principal car park.

Description

The premises comprise ground floor reception area, main room, kitchenette and WC. Currently used as a Yoga studio

Rates

Rateable Value £4050

N.B Sole businesses are exempt as it is below the threshold.



Further information or viewing

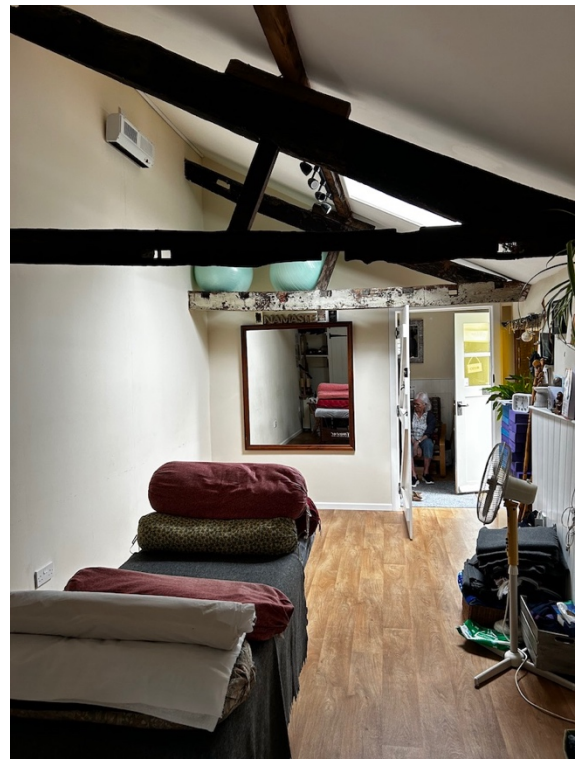
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