



TO LET

Town Centre Retail Unit
Net Sales Area
369 sq ft (34.28 sq m)

- Lock Up Shop Unit
- Available on New Lease
- Central Trading Position
- Double Window Frontage
- Open Plan Sales Area
- Separate Kitchen & WC
- Class E Business Use

High Street, Gillingham

Shop in Front of Fernbank, High Street, Gillingham, SP8 4AG

LOCATION

Gillingham is a growing North Dorset market town located approximately 4 miles from the A303, providing excellent road links to London, the South West and wider region. The town also benefits from a mainline railway station, with regular services to London Waterloo and Exeter.

The property occupies a prominent trading position fronting High Street at the heart of the town's established retail centre, with other nearby occupiers including the Post Office, Abbey Hearing Centre, Gillingham Pharmacy, Robert Frith Optometrists and Domino's.

DESCRIPTION

The premises comprise a detached ground floor lock up shop unit benefiting from a full width aluminium glazed frontage to High Street, with an open plan sales area, including an existing partitioned rear stockroom and separate staff kitchenette and WC facility.

Internally, the premises benefit from painted walls and ceiling with carpet tiled flooring and ceiling mounted LED lighting panels, together with an existing air handling system.

PLANNING

Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Dorset Council Planning Department, Nordon, Salisbury Road, Blandford, DT11 7LL. Tel: 01258 454111.

ACCOMMODATION

Gross Frontage	26'1"	(7.95 m)
Net Frontage	22'9"	(6.93 m)
Internal Width (max)	23'7"	(7.19 m)
Shop Depth (max)	18'8"	(5.69 m)

Net Sales Area	369 sq ft	(34.28 sq m)
Kitchenette	34 sq ft	(3.16 sq m)
Separate WC		

LEASE TERMS

A new full repairing and insuring lease for a term to be agreed, subject to periodic rent reviews.

RENT

£10,950 per annum exclusive.

VAT

VAT is not payable on the rent.

BUSINESS RATES

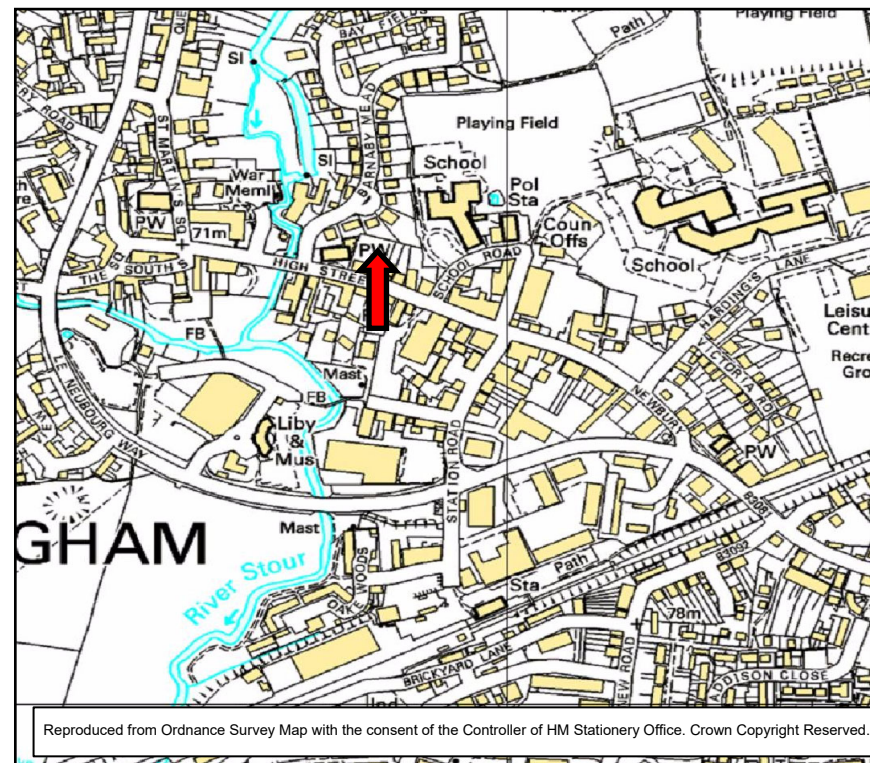
Rateable Value: £7,700.*

Rates payable for year ending 31/03/27:

£2,941.40.**

*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

**This property may qualify for Small Business Rates Relief.



ENERGY PERFORMANCE

The property has an EPC rating of B38.

VIEWING

Strictly by appointment only.

Ref: SL/JW/19270

Money Laundering Regulations Purchasers/Tenants will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

Code for Leasing Business Premises As an RICS Regulated firm we adhere to the Code for Leasing Business Premises, which recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through the RICS web-site, www.rics.org.

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