



## 44 HIGH STREET/ 2 MUSTONS LANE, SHAFTESBURY, DORSET

Investment/ development opportunity in affluent market town. Residential potential on upper floors.

- | Let until Sept '27 at an overall rent of £36,000 pa
- | Early possession available of the upper parts, if required
- | Includes rear access and parking

SP7 8JG/ SP7 8AD

FOR SALE

**WOOLLEY  
& WALLIS**

## Location

The property is situated on the northern side of the High Street close to its junction with Mustons Lane which links to Bell Street near the Morrisons supermarket. There is also rear access to the property and its parking off Mustons Lane. There are also a number of multiples in the High Street including WH Smith, Holland & Barrett, Superdrug, Boots and Reeve The Baker. The luxury clothing and accessories brand, Fairfax & Favor have also recently opened a store in the Town. Shaftesbury is an attractive rural town situated some 20 miles west of Salisbury (via the A30) and approximately 8 miles south of the A303 trunk road which links Exeter and the West Country and the M3/London.

## Description

The premises comprise a traditional mid-terraced Grade II Listed property with a recessed frontage to the High Street. Ladbrokes have partitioned the shop to suit their requirements to include a sales counter and additional customer wcs. The specification includes a suspended ceiling with inset air-conditioning and LED light fittings. There are also extensive ancillary areas to the rear together with a rear staircase serving as a fire escape. Owing to the sloping nature of the site, the first floor access is at ground level at the rear of the property. The first floor has been extended at the rear by way of a portal frame structure and partitioned internally to meet the needs of a previous occupier. The original first floor area at the front of the property has a second floor area over which is accessed via an integral staircase and which is currently planned in two rooms (originally three). Subject to the necessary consents, there is scope to reconfigure the upper parts to suit various types of commercial use or alternatively for conversion to residential whether that be as a whole or in part.

## Accommodation

Approximate Net Internal Areas  
(disregarding Ladbrokes partitioning)

### Ground Floor (shop)

Shop frontage 7.08 m (23'3")  
Shop depth 17.06 m (55'11")

	m <sup>2</sup>	ft <sup>2</sup>
Retail sales	115.91	1,248
Kitchenette	10.43	112
WC	-	-
Rear storage	<u>75.2</u>	<u>809</u>
Total	201.54	2,169

### First Floor (offices)

Front (original)	19.86	214
Rear (modern extension)	96.31	1,038

### Second Floor (offices)

Front (original) 32.56 350

Overall total 350.27 3,771

## Tenure/ Occupational Leases

### Freehold

The ground floor shop is let on a full repairing an insuring lease to Ladbrokes Betting & Gaming Ltd for a term expiring 8 September '27 at rent of £27,500 per annum. The upper parts are let to Baillie Jones Ltd (Chartered Surveyors) for a term expiring on the same date at a rent of £8,500 per annum.

Note: Vacant possession of the uppers parts is available to a purchaser, if required/ preferred.

## Price

Offers in the region of £395,000.

Although the property is registered for VAT, it is envisaged that the the sale will be affected by way of a Transfer Of A Going Concern thereby avoiding the need for the purchaser to pay VAT.

## Business Rates

44 High Street - Rateable Value: £26,500  
2 Mustons Lane - Rateable Value: £7,400

## Services

We understand that mains electricity, water and drainage are connected to the property.

## Caution

Woolley & Wallis Commercial have not tested the services mentioned in these particulars.

## Planning

Prospective tenants must satisfy themselves as to the permitted planning uses for the property.

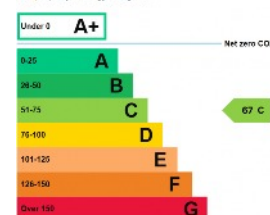
## Energy Performance Certificate

44 High Street

2 Mustons Lane

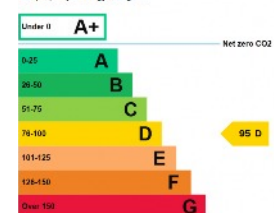
### Energy rating and score

This property's energy rating is C.



### Energy rating and score

This property's energy rating is D.



## Viewing

Strictly by through the sole selling agent Woolley & Wallis Commercial. Tel: 01722 330333

### AGENT'S NOTES

Woolley & Wallis and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. These particulars were prepared in April 2025.

51-61 Castle Street | Salisbury | Wiltshire | SP1 3SU  
01722 330333 | commercial@w-w.co.uk  
w-w.co.uk

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