



For Sale Freehold

Retail Investment With Future Development Potential STPP - Located In Affluent Market Town

2 BELL STREET, SHAFTESBURY, DORSET, SP7 8RA

Summary

- Large 3 storey retail premises currently let in its entirety to a pet shop
- Located in the affluent and popular market town of Shaftesbury
- Prominent position in Bell Street
- Potential to convert a large proportion of the premises to residential S.T.P.P.
- Currently let on a lease expiring December 2028, granted outside the Landlord & Tenant Act
- A large retail unit currently arranged as sales area on the ground floor with additional storage and offices to the rear and above



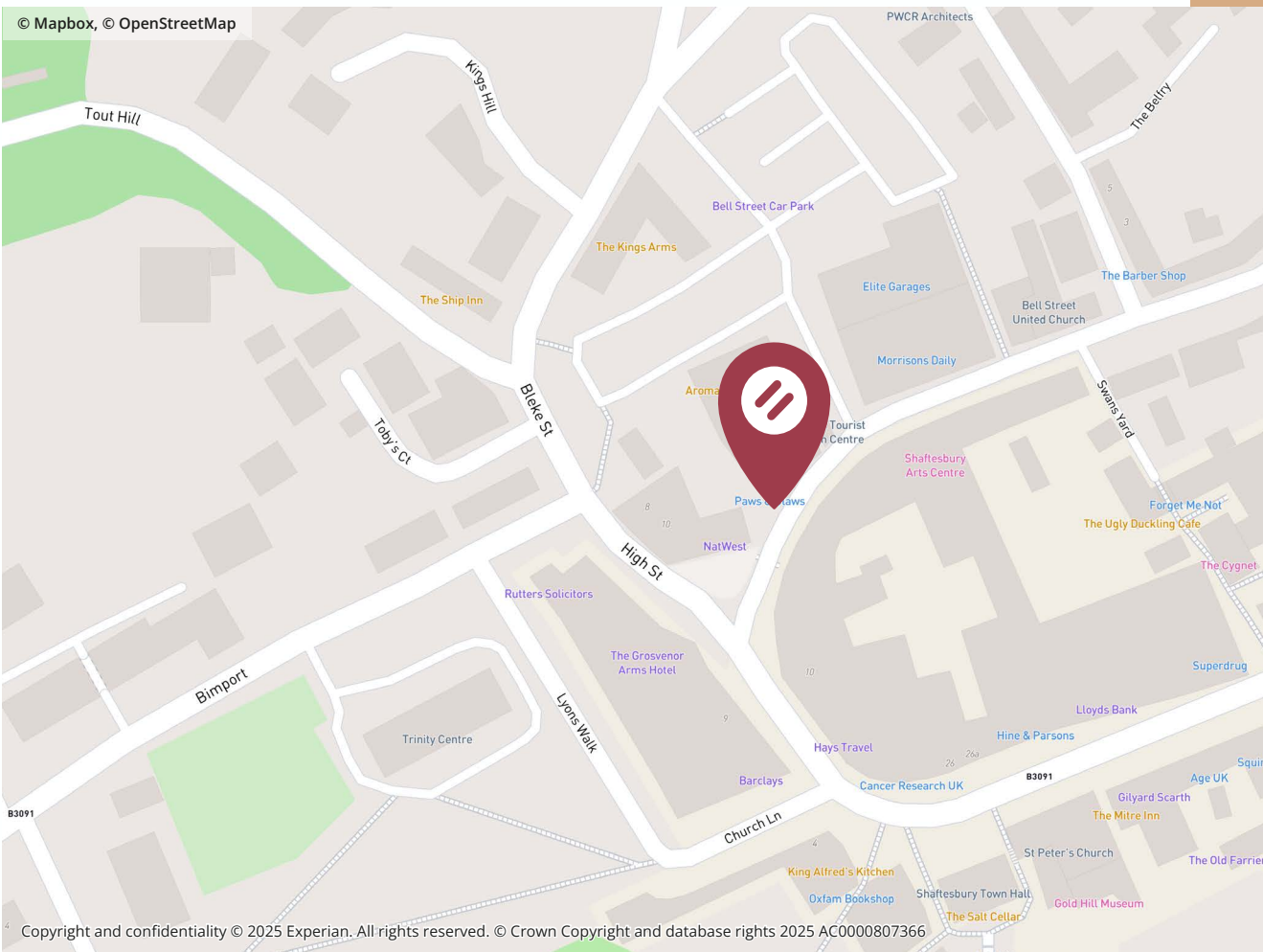
Proposal:

Total current rental income:

£16,500 per annum excl.

Quoting Price:

£250,000



Shaftesbury

A Quintessential English Market Town With So Much To Offer...

An Enticing Blend Of Charming Independent Boutiques, Specialist Shops And High Street Stores

- Tesco, Lidl, Holland & Barrett, Squires and Fairfax & Favor are all represented in the town

The Countryside On The Doorstep

- Renowned for its countryside views, picturesque street and rich heritage, the town offers visitors a unique blend of rural tranquillity and timeless character.
- The town serves the densely populated and growing residential area which surrounds the principal high street.
- The subject premises occupy a prominent position on Bell Street located amongst numerous independent and regional operators and adjacent to NatWest. The property is approximately 50m from one of the town centre's principal pay and display car-park.



Description

- This Grade II listed building is semi-detached and arranged over 3 storeys
- The ground floor provides the main sales area with ancillary storage and single WC to the rear
- The first floor provides an office to the front, with bathroom, WC and further storage/office facilities
- The second floor provides an additional room which could be used as an office/storage
- There are two additional doorways to the side of the accommodation which could be utilised in the future if the property was converted to residential accommodation S.T.P.P
- An additional internal staircase has been created to the rear of the premises which provides further possibilities in terms of future splitting of the premises
- The front of the premises has been well maintained and painted in company's brand of colours
- There is a single allocated car-parking space to the front of the premises



Accommodation

Ground Floor

Ground Floor Sales Area	25.61 sq m	276 sq ft
Ground Floor Ancillary	19.8 sq m	213 sq ft

First Floor

Office	3.98 m	3.25 m
Bathroom & W.C + wash basin	2.01 m	2.12 m
Landing/Storage	3.75 m	2.74 m
Rear Office	3.21 m	3.28 m
Rear Store	3.98 m	3.30 m

Second Floor

Office/Store	3.98 m	3.30 m
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Tenancy

Ground Floor Retail Unit

Tenant	Paws & Claws Shaftesbury Ltd Company No: 08743558
Term	6 years from the 7 December 2022, expiring 6 December 2028
Current passing rent	£16,500 per annum exclusive
Type of Lease	Internal repairing and insuring



Tenure

Freehold.

Price

O.I.E.O £250,000.

We have been informed by our client that the premises are not currently elected for VAT.

EPC Rating

Ground floor retail C - 71

Rateable Value

100% Small business rates relief available. (subject to terms)
£8,400 (from 1.4.26)

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Viewings

Strictly by prior appointment through the sole agent, **Goadsby**, through whom all negotiations must be conducted.



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Important

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once terms have been agreed.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.