

FOR SALE

LARGE RETAIL PREMISES WITH LIVING
ACCOMMODATION IN POPULAR MARKET TOWN



38 HIGH STREET, SHAFTESBURY, DORSET SP7 8JG

DESCRIPTION

The property, with excellent frontage to the high street, is arranged over ground, first and second floors. The ground floor provides mainly open plan sales area with an internal access leading to the first floor which provides further stock rooms, office accommodation, staff rooms and cloakrooms.

There is a second floor, 3 bedroom flat which is self contained. The property is Grade II Listed

ACCOMMODATION

Internal Width (front)	49'10"	(15.19m) max
Rear Width	32'	(9.75m) max
Shop Depth	54'3"	(16.54m) max
Net Sales Area	1,977 sq ft	183.74 sq m
Staircase leading to First Floor	-	-
3 Stock Rooms	791 sq ft	73.48 sq m
Office	191 sq ft	17.74 sq m
Staff Room	97 sq ft	9.01 sq m
Store Room	73 sq ft	6.78 sq m
2 x Cloakrooms/WCs with wash hand basins		

Second Floor Flat

3 bedrooms, bathroom, kitchen, lounge.

TENURE

Freehold.

PRICE

£500,000.



RATEABLE VALUE

£40,000 - Rates payable at 49.9p in the £ (year commencing 1st April 2023).

EPC RATING

D - 77

LEGAL COSTS

Each party are to bear their own legal costs incurred in the transaction.

VAT

We have been informed by our client the the property is elected for VAT purposes.

VIEWING

Strictly by appointment through the agents, Goadsby, through whom all negotiations must be conducted.



Grant Cormack
grant.cormack@goadsby.com // 07776 217453
Edd Watts
edd.watts@goadsby.com // 07968 299408

IMPORTANT

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale 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 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.