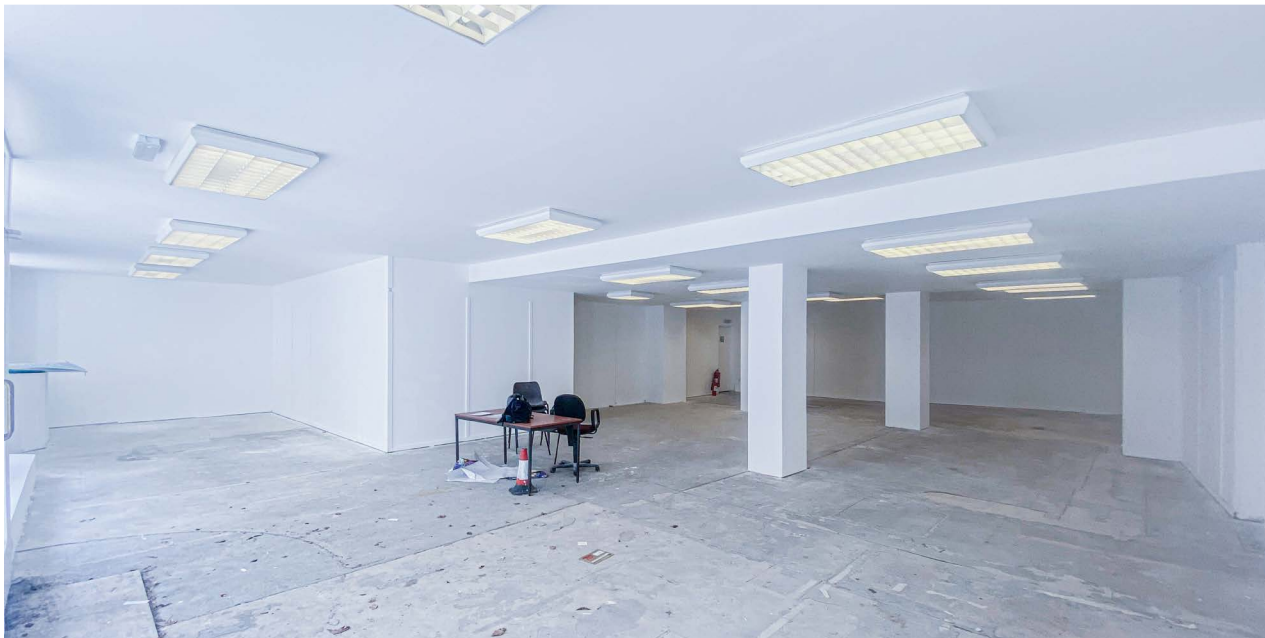


TO LET

LARGE RETAIL PREMISES IN POPULAR MARKET TOWN



38 HIGH STREET, SHAFTESBURY, DORSET SP7 8JG



SUMMARY

- ◆ Large retail unit arranged over ground floor and first floor
- ◆ Well presented throughout following refurbishment works
- ◆ Would suit a variety of uses (S.T.P.P.)
- ◆ Located in the popular and affluent market town of Shaftesbury
- ◆ New lease available
- ◆ **Quoting rent:**
£30,000 per annum, exclusive

LOCATION

Shaftesbury is an historic Dorset Market Town situated on the A30/A350 between Salisbury (20 miles) and Yeovil (22 miles) with a population of circa 9,000 persons (source: Dorset Council). The town is a popular cultural and tourist attraction, containing the famous steep cobbled Gold Hill which has been used for national branded advertisements.

The property fronts directly onto the High Street with neighbouring occupiers including **M&Co** (opposite), **WH SMITH**, **SUPERDRUG**, **BOOTS**, **COFFEE #1** and **HOLLAND & BARRETT**. There are also a number of independent retailers, coffee shops, cafes and financial and professional service providers.



Coffee#1

HOLLAND & BARRETT

WHSmith

Superdrug 



DESCRIPTION

The property, with excellent frontage to the high street, is arranged over ground floor and first floor. 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.

A Second Floor Flat may be available by separate negotiation.

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 May be available by way of separate negotiation.

TENURE

Leasehold.

RENT

The premises are available to let by way of a new full repairing and insuring lease, term and rent review pattern by negotiation, at a commencing rent of **£30,000 per annum**, exclusive of all other outgoings, payable quarterly in advance by standing order.



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.