

Ground Floor Shop to Let Sherborne

75 Cheap Street, Sherborne, Dorset DT9 3BD



Rental
£40,000 pa exc



Size
2,268 sq ft



Location
The property is situated in a prime trading location in the centre of Sherborne close to Café Nero, Grape Tree, Hays Travel and TG Jones.



Planning
Class E of the Town and Country Planning (Use Classes) Order 2020

Get more information

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Location

Sherborne is an historic, attractive and affluent Dorset market town, popular with tourists and famous for its medieval buildings, castles, the abbey and public schools. The property is situated on the east side of Cheap Street, the town's principal retailing thoroughfare opposite **Trespass Outdoor Wear** and **Rohan** and close to **Grape Tree**, **Caffé Nero**, **TG Jones** (formally WH Smith) and **Reeve** the bakers. Other multiple retailers in the town centre include **Crew Clothing**, **Boots the Chemist** and **Waitrose**.

Description

The premises are arranged on **ground floor only** comprising the following approximate floor areas: -

Floor Areas	Approx NIA (sq m)	Approx NIA (sq ft)
Retail	173	1,859
Ancillary	24	258
Office	14	151
Total	211	2,268

Tenure

The premises are available on a new lease for term to be agreed on effectively full repairing and insuring terms by service charge subject to 5-year rent reviews.

Rental

£40,000 pa exclusive.

Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

The premises are Grade II Listed.

Interested parties should carry out their own due diligence in this regard.



Business Rates

We understand that the property is assessed as follows:

Rateable Value:	£53,500
UBR (2025/2026):	£0.555

Interested parties may benefit from rates relief if applicable and should carry out their own investigations.

EPC

An EPC has been requested and will be available on request.

Legal Costs

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

VAT

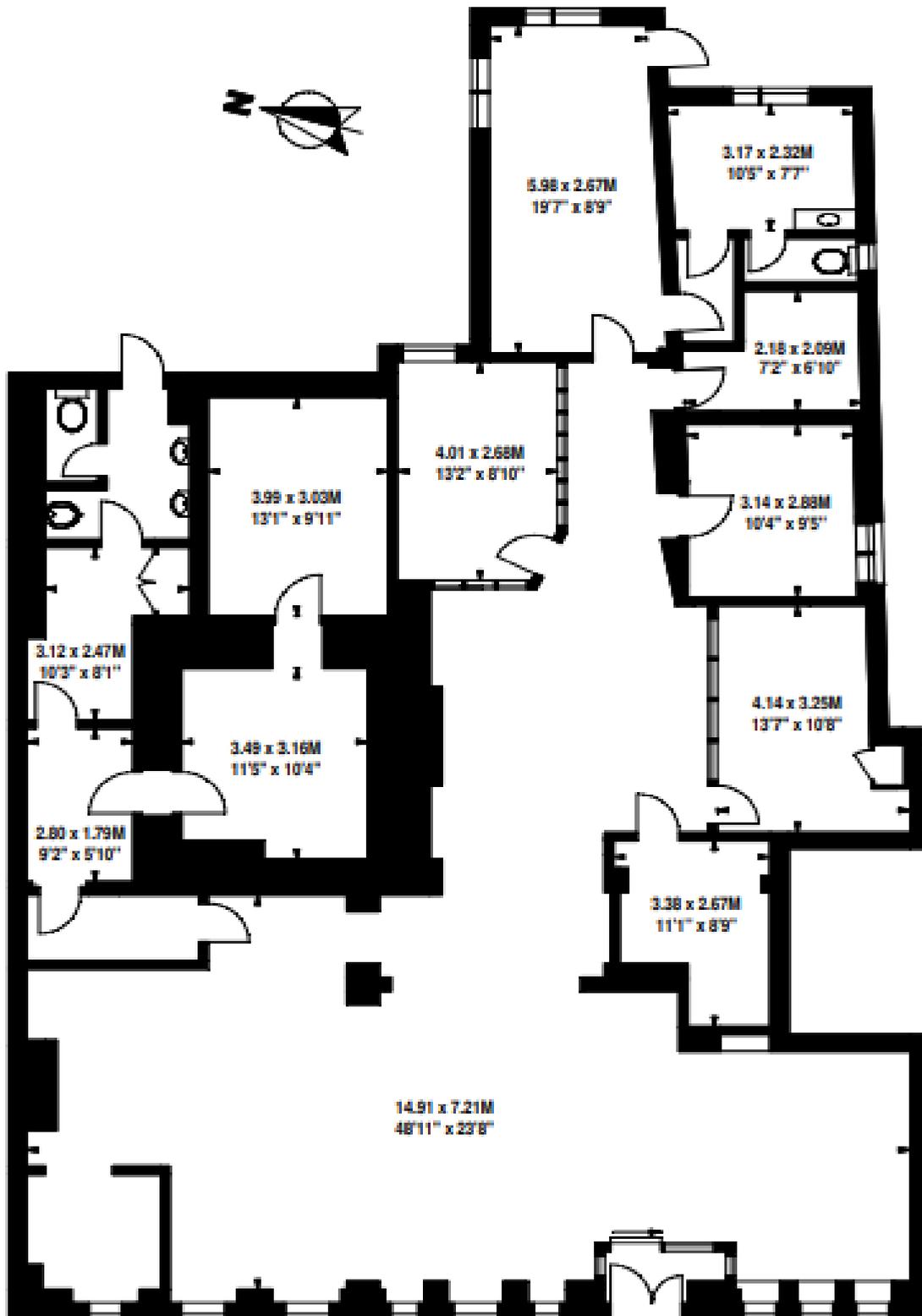
VAT if applicable will be charged at the standard rate.

Subject to Contract



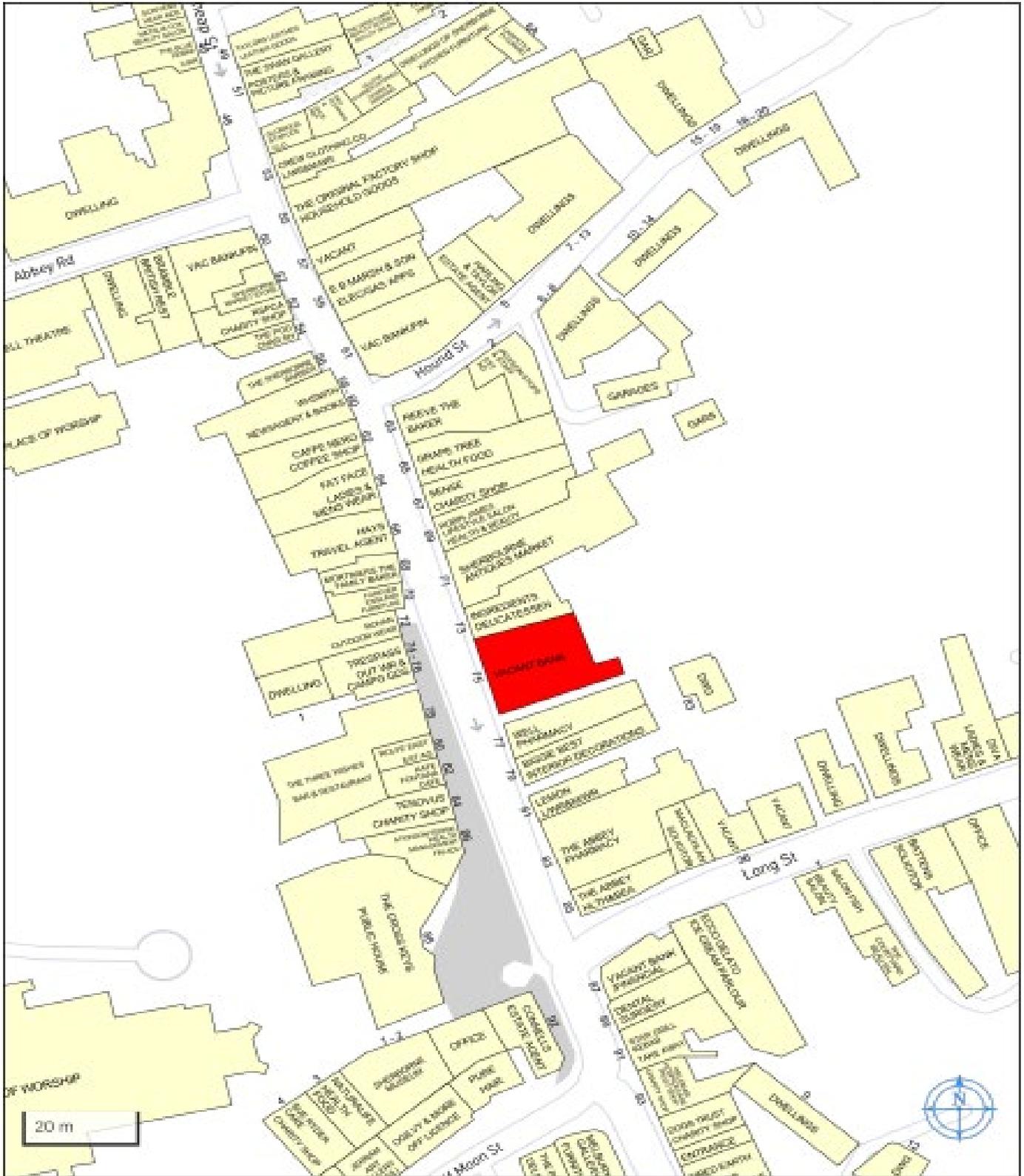
75 Cheap Street,
Sherborne,
Dorset, DT9 3BA

Approximate Gross Internal Area 266 sq m / 2863 sq ft



Ground Floor

Floor Plan produced for Chesters Harcourt by Mays Floorplans ©. Tel 020 3397 4594
Illustration for identification purposes only, not to scale
All measurements are maximum, and include wardrobes and window bays where applicable



Experian Goad Plan Created: 28/10/2025



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2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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