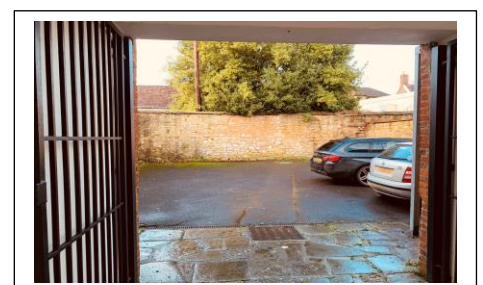
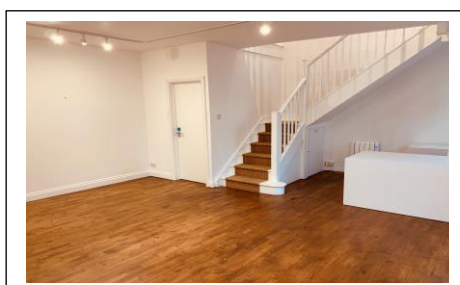
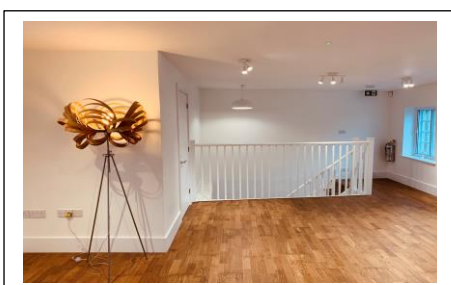




The Grain Loft, South St, Sherborne, Dorset, DT9 3LU

Studio/Gallery/Office to Let £16,000 per annum

Handsome period town centre building. Private courtyard parking. Approx. 755 sq ft (70 sq m) on ground and first floors. Refurbished space with some good quality fit out included. Available from 1st February 2019.



LOCATION

The premises are located in South Street, Sherborne. The premises are located immediately to the south of Cheap Street being between the prime retail area of the town and Sainsburys. Other occupiers in close proximity include The Pear Tree, Bean Shot Coffee and Fired Earth.



DESCRIPTION

The property comprises a period two storey office building It has the benefit of a 2 x WC's and a kitchen. There is a private courtyard car park at the rear for approx. 6 cars. The building was fully modernised in 2010 and benefits from a good quality of internal fit out.

ACCOMMODATION (all areas are approximate net internal and are provided only for guidance purposes).

Ground floor 86 sq ft (8 sq m) – left side of arch
Ground floor 190 sq ft (17.7 sq m) – right side of arch
First Floor 479 sq ft (44.6 sq m)

Total 755 sq ft (70 sq m)

SERVICES

The property has mains electricity, water and drainage. The property is heated by way of night storage heaters.

No tests have been carried out in relation to services, nor are we able to comment on their condition

TENURE

Leasehold by way of a new lease on terms to be agreed.

Chesters Commercial Ltd, for themselves and for the vendor of this property, or as the case may be, lessor whose agents they are, give notice that:-

- i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of any offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition.
- ii) Chesters Commercial Ltd have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard.
- iii) Neither Chesters Commercial Ltd nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property.
- iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only.
- v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority to ensure it is permitted.

Minimum lease period 3 years. The incoming tenant will need to provide a satisfactory bank reference and 1 quarter's rent deposit. £750 + VAT will be payable once solicitors are instructed and by way of a non-refundable deposit.

RENT

£16,000 per annum

VAT

VAT is chargeable on the rent.

REPAIRS, DECORATION AND INSURANCE

The landlord will be responsible for external repair and decoration. The tenant will be responsible for internal repair and decoration.

The landlord will insure the building. The tenant will reimburse the cost of insurance.

PLANNING/USE

Consent was granted in 2008 for a change of use from Art Gallery to Offices (A2). The planning application number is 1/D/08/000908. Prospective tenants are advised to contact West Dorset District Council concerning suitability of the premises for their own use. The previous tenants occupied the building as both a gallery and administrative offices.

RATEABLE VALUE (VOA Listing 2017)

Ref: 160146260011

Description – Offices and premises

Rateable Value - £8,800

Prospective tenants are to make their own enquiries. It is our understanding that if you qualify for small business rate relief there will be no rates payable in respect of these premises.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been applied for and will be available shortly from the agents.

VIEWING

For further information please contact the Sole Agents,

Chesters Commercial Ltd:

Telephone: (01935) 415454

Email: info@chesterscommercial.com