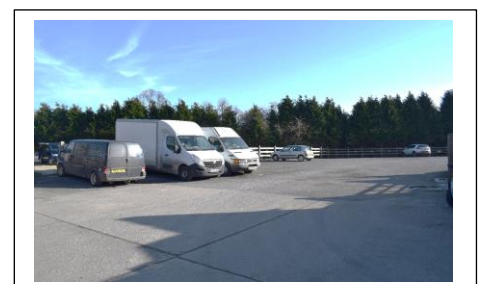
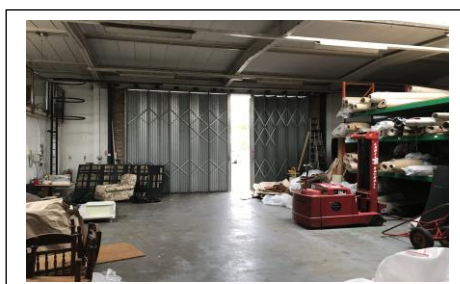




Unit 1 Sherborne Business Centre, East Mill Lane,
Sherborne, Dorset, DT9 3DP

TO LET - £12,000 per annum

Modern Industrial Unit of approx. 2,440 sq ft



LOCATION

The property is located to the east of Sherborne Town Centre and to the south of the B3145 (Long Street). East Mill Lane will be seen off Long Street just past the Eastbury Hotel. Other occupiers within Sherborne Business Centre include Mogers Drewett Solicitors and Sherborne Tyre Service. The property is a short walk from the town centre and public car park at Culverhayes,



DESCRIPTION

The property comprises a rectangular mid terrace industrial unit. Loading is by concertina goods loading door and separate pedestrian door. There is in addition mezzanine storage.

Outside there is allocated car parking plus visitors spaces.

There is a WC and kitchen/office.

ACCOMMODATION – all areas are approximate

Gross internal area	181.5 sq m	(1,954 sq ft)
Mezzanine storage	60 sq m	(646 sq ft)

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- 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.

SERVICES

The property benefits from 3 phase electricity, gas, water and drainage.

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

TENURE

Leasehold. A new lease is available at a rent of £12,000 per annum.

VAT

VAT is not chargeable.

LEGAL AND OTHER INGOING COSTS

The incoming tenant will be expected to provide a deposit and satisfactory references including a bank reference.

RATEABLE VALUE (VOA Listing 2017)

To be assessed. The unit is currently assessed as part of a larger unit. Once re assessed it will have an RV less than £12,000 which will mean you won't pay rates if you qualify as a small business

ENERGY PERFORMANCE CERTIFICATE

Certificate No: 0040-0131-0860-4897-7002
Asset Rating: F148

VIEWING

For further information please contact the Sole Agents,
Chesters Commercial Ltd:

Telephone: (01935) 415454

Email: david.foot@chesterscommercial.com