

01935 415454

www.chesterscommercial.com

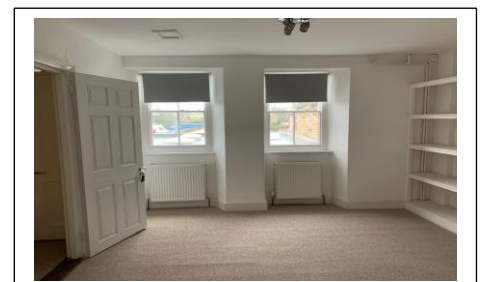
Chesters
Commercial



31 Cheap Street, Sherborne, Dorset, DT9 3PU

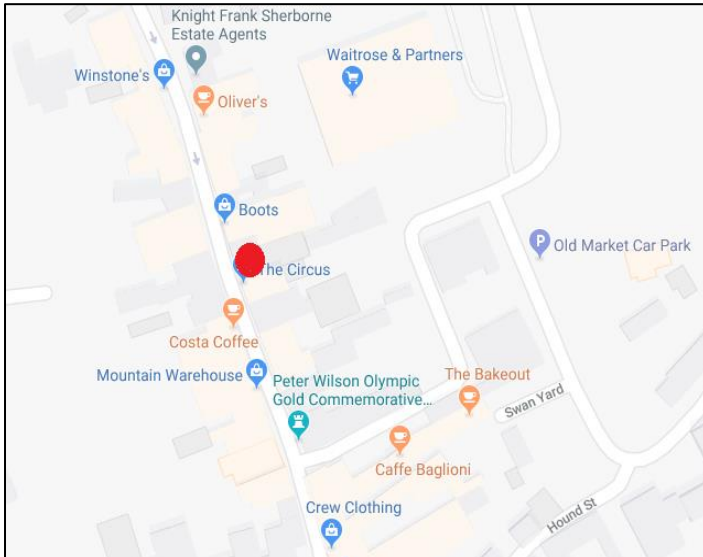
Small office suite to Let £700 pcm on flexible terms

Beautiful period office suite above Piers Pisani Antiques available to rent. Fully refurbished and available for immediate occupation



LOCATION

The offices are in a prime location in the centre of Sherborne over Piers Pisani Antiques and Furniture. Adjoining occupiers include Circus, Cilla & Camilla and Boots.



DESCRIPTION

The property comprises the first floor suite within this handsome listed town centre building. The offices share the front door with Piers Pisani Antiques and Furniture.

The stairs to the first floor are shared with an upper floor flat.

The building has been refurbished to a good standard and the office which comprises 2 rooms being interlinked and ready for immediate occupation.

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

Approx. 37 sq m (400 sq ft)

RENT

£700 per calendar month = £8,400 per annum

LEASE TERMS

A new lease is offered on terms to be agreed. The ingoing tenant will be expected to provide references and/or a deposit.

SERVICES AND OUTGOINGS

The rent includes heating, lighting and small power. The tenant will need to provide their own telephone and wi-fi.

VAT

VAT is not chargeable

LEGAL & OTHER INGOING COSTS

Each party to be responsible for their own costs.

BUSINESS RATES (VOA Listing 2017)

The suite will need to be assessed. Once assessed the suite will fall below the threshold for small business rate relief. Assuming the tenant is eligible for small business rate relief no rates will be payable.

VIEWING

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

Telephone: (01935) 415454

Email: info@chesterscommercial.com

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