



27A HIGH STREET, SHAFTESBURY

Well located town centre retail premises.
Approx 516 ft² (47.91 m²).

- | Useful basement storage
- | Excellent trading potential
- | Vibrant town centre

DORSET, SP7 8JE

TO LET

**WOOLLEY
& WALLIS**

Location

The property occupies a prominent central trading position on the High Street adjacent to Squires Menswear and Julia's House and with other nearby occupiers including Boots, Superdrug, Connell Estate Agent and Lloyds Bank. There is pay and display parking nearby in the Bell Street car park.

Description

The premises form part of a traditional building and comprise a rectangular retail area together with rear kitchenette and WC. The mains sales area has been temporarily partitioned by the current tenant, however, this will be removed prior to a new letting. The cellar provides very basic storage space accessed from the rear of the property.

Accommodation

Approx net internal areas:

Shop frontage:- 4.98 m (16'4")

Shop depth:- 8.0 m (26'3")

	sq m	sq ft
Ground floor		
Retail Sales	39.38	424
Kitchenette	8.53	92
WC	-	-
Basement		
Basic storage	32.3	348
Total	80.21	864

Lease

The premises are available on a new effectively full repairing and insuring lease for a term to be agreed.

Rent

£12,000 per annum

We are advised that VAT will not be applicable.

Rent is exclusive of business rates, buildings insurance and all other outgoings.

Business Rates

Rateable Value £12,250

The Small Business Rate Multiplier for the year 2023/2024 is 49.9 p in the £. Small Business Rate Tapering Relief is available to qualifying ratepayers on Rateable Values between £12,000 and £15,000.

Services

We understand that all mains electricity, water and drainage are connected to the property.

Caution

Woolley & Wallis Commercial have not tested the services mentioned in these particulars.

Code of Practice

You should be aware that the Code of Practice on commercial leases in England and Wales recommends that you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the website www.commercialleasecode.co.uk.

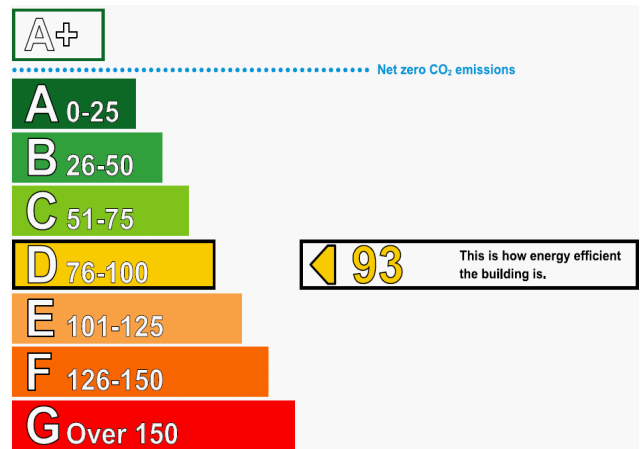
References

Financial and accountancy references may be sought from any prospective tenant prior to agreement.

Legal Fees

Each party to pay their own.

Energy Performance Certificate



Viewing

Strictly by appointment only through Woolley & Wallis Commercial (01722 330333)

AGENT'S NOTES

Woolley & Wallis and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. These particulars were prepared in September 2023.

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