



13 HIGH STREET, SHAFTESBURY

Prominent town centre shop/ office premises
Available as a whole or in part

From approx 1,200 sq ft to 2,500 sq ft

- | Front retail building with upper floors as an option
- | Rear building as offices over two floors as possible option
- | Excellent first floor (front) display area/ room

DORSET SP7 8JD

TO LET/ FOR SALE

**WOOLLEY
& WALLIS**

Location

The property is situated adjacent to Holland & Barratt at the top of the High Street near the Grosvenor Hotel. Other nearby occupiers include Woolley & Wallis, Nat West, Reeve The Baker, Mistral and Hays Travel. There is a new Morrisons supermarket nearby in Bell Street opposite Shaftesbury Arts Centre. Bell Street Pay & Display car park is also close by. Shaftesbury is an attractive rural town situated some 20 miles west of Salisbury (via the A30) and approximately 8 miles south of the A303 trunk road which links Exeter and the West Country and the M3/London.

Description

Formerly occupied by Barclays Bank and essentially comprising front and rear buildings which currently interlink, the premises can be let as a whole or split in various configurations. Planned mainly over two floors plus a basement and with a second floor area over the front of the property, the part fronting the High street would lend itself well to retail uses having additional space at first floor which has excellent natural light and which in turn leads to the second floor. The rear part of the property could comprise a self-contained office (or similar use) planned over ground and first floors together with basement storage and benefiting from separate access off Church Lane. Freehold disposal options will be considered in respect of the building as a whole and also on the rear part of the property only. A planning application has recently been submitted which makes provision for a new shop front with additional display window to Church Lane.

Accommodation

Approximate Net Internal Areas

	m ²	ft ²
Shop internal frontage 5.35 m (17'6")		
Shop depth (front) 8.27 m (max) m (27'1")		
Ground Floor		
Front Retail	42.88	462
Rear Retail/ Office	20.71	223
Rear Office/ store	18.28	197
Basement		
Storage	48.77	525
First Floor		
Front Retail/ Office	41.51	447
Rear Office	12.72	137
Kitchen	4.27	46
WCs	-	-
Second Floor		
Front Office/ Store	39.20	422
Total	228.34	2,459

Note: the above measurements reflect the existing configuration of the premises. If split, the installation of

new staircases / partition walls / relocation of wcs etc will affect the above.

Method Of Disposal

Lease

Available as a whole: Rent on application
Front shop with upper parts: £18,000 per annum
Rear building as an office: £15,000 per annum

Sale

Available as a whole: £475,000.
Rear building: £220,000
(VAT not applicable we are advised)

Business Rates

Current Rateable Value: £12,500.

The Small Business Rate Multiplier for the year 2023/24 is 49.9p in the £. Straight line Tapering Relief is available to qualifying tenant on properties with Rateable Values of between £12,000 and £15,000. If split, the building will need to be reassessed for Business Rates and (100%) Small Business rate Relief may be able to some assessments.

Services

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

Planning

Prospective tenants must satisfy themselves as to the permitted planning uses for the property.

Legal Costs

Each party to pay their own.

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.

Energy Performance Certificate

The property is currently a shell and will be assessed when the final configuration is determined.

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 November 2023.

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