



## 54b HIGH STREET, SHAFTESBURY

Prominent town centre shop premises  
Approx 1,323 sq ft (122.88 sq m)

- | Good footfall
- | Flexible layout
- | Excellent trading potential

DORSET, SP7 8AA

TO LET

**WOOLLEY  
& WALLIS**

## Location

The property is situated on the northern side of the High Street, not far from the junction with Angel Lane (near the Post Office) off which there is a Pay & Display car park. Shaftesbury's High Street provides an interesting and vibrant retail offering together with a wide range of cafes and eateries. Nearby occupiers include Santander (opposite), Ladbroke's and WH Smith as well as various independent shops. Shaftesbury is an attractive rural town situated some 20 miles west of Salisbury and approximately 8 miles south of the A303 which links Exeter/ the West Country and the M3/London.

## Description

The premises comprise a single storey, mid terraced property of regular rectangular layout. A storage area has been created by partitioning the rear part of the shop from where there is access to a kitchenette area and WC. There is rear access to/ from Angel Lane Car Park via an external metal staircase.

## Accommodation

Approximate Net Internal Areas

Shop frontage 6.0 m (19'8")

Shop depth (including storage area) 21.0 m (68'11")

	m <sup>2</sup>	ft <sup>2</sup>
Retail Sales	72.66	782
Storage (as currently partitioned)	50.22	541
<b>Total</b>	<b>122.88</b>	<b>1,323</b>

## Lease

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

## Rent

£22,500 per annum

Rent is exclusive of VAT (understood to be applicable), business rates, buildings insurance and all other outgoings.

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

## Business Rates

Rateable Value: £16,500

The small business rate multiplier for the year 2022/23 is 49.9 p in the £.

## Services

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

## Caution

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

## 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](http://www.commercialleasecode.co.uk).

## References

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

## Energy Performance Certificate

EPC: Band C (73)

## 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 2022.

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**WOOLLEY  
& WALLIS**