



Retail Premises

TO LET

7 Bridge Street, Sturminster Newton, Dorset DT10 1AP

- Well located retail premises in the centre of town
- Potential for a variety of business uses
- Total approximate floor area of 23.22 sq m (250 sq ft)
- Available on flexible lease terms

Rental Guide £300 plus VAT per calendar month

Location

The historic market town of Sturminster Newton is situated in the Blackmore Vale on the River Stour.

The town is well located on the A357 AND b30919 miles north west of Blandford Forum and 12 miles east of Sherborne, 9 miles south of Gillingham. Main line stations are located at Gillingham and Templecombe.

The town centre has a variety of independent shops, restaurants and pubs serving the local residents and visitors to the region.

Situation

The subject property is situated in the Town Centre, on Bridge Street, which is the main road through the town and forms part of the main retailing area.

A car park is close by.

Description

The property benefitting from attractive shop front comprises the ground floor retail area of 7 Bridge Street, an open plan area with WC facility to the side.

The property is suitable in its current retail use or has potential for a variety of business uses.

Accommodation

The approximate Net Internal Floor Areas are:-

Internal Width	5.8 m	19 ft
Shop Depth	4.0 m	13 ft
Ground Floor Area	23.16 sq m	250 sq ft

Services

The property benefits from electricity, water and drainage.

Terms

The premises are available to let on a new lease for a term by arrangement at a rental guide of £3,600 per annum exclusive.

VAT

VAT will be charged on the rent.

EPC

A new EPC will be commissioned – further details from the letting agent

Business Rates

The premises will be subject to a new Business Rates Assessment.

Qualifying businesses will benefit from Small Business Rates Relief with no business rates payable.

Viewing

Strictly by appointment with sole agents:-

Robert Clark

Greenslade Taylor Hunt,

22 Princes Street, Yeovil, Somerset, BA20 1EQ

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