



First Floor, 34 High Street,
Shaftesbury, SP7 8JG

Office Premises

710 sq ft

(65.96 sq m)

To Let



01722 337577

www.myddeltonmajor.co.uk

LOCATION

Shaftesbury is situated within the heart of the Blackmore Vale and serves a wide catchment area with increasing residential and commercial expansion. The town has a resident population of 7314 (Source: 2011 Census). The town is situated in a commanding position being on the crossroads for the A30 Yeovil/Salisbury and the A350 Warminster/Blandford trunk road, whilst the main A303 is only 8 miles to the north. Salisbury 25 miles, Blandford 17 miles, Poole 31 miles. There are mainline Railway services available at Gillingham (8 miles) and Tisbury (4 miles).

SITUATION

The property is situated in the centre of the town, a short walking distance along the High Street from the Market Square and historic Gold Hill. It is close to public car parking and a range of other amenities.

DESCRIPTION

The property comprises a self contained first floor office suite. The suite is served by its own entrance with double doors leading from the High Street. It provides an open plan reception/office area, two further private offices, kitchen and cloakroom facilities.

The offices have strip lighting, fitted carpets and central heating.

ACCOMMODATION

Offices	650 sq ft	(60.39 sq m)
Kitchen	60 sq ft	(5.57 sq m)
Total	710 sq ft	(65.96 sq m)

LEASE TERMS

A new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews. There is a service charge payable towards the maintenance and upkeep of the common areas of the building.

RENT

£6,950 per annum exclusive.

VAT

Rent exclusive of VAT (if applied)

BUSINESS RATES

Rateable Value: £5,300.*

Rates payable for year ending 31/03/21: £2,644.70.**

*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

**This property may qualify for Small Business Rates Relief".

SERVICES

Mains electricity, gas, water and drainage available.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

PLANNING

Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Dorset Council, Nordon, Salisbury Road, Blandford, DT11 7LL. Tel: 01258 454111.



ENERGY PERFORMANCE

The property has an EPC rating of C68.

VIEWING

Strictly by appointment only.

Ref: DS/JW/10587-b

CODE FOR LEASING BUSINESS PREMISES

As an RICS Regulated firm we adhere to the Code for Leasing Business Premises, which recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through the RICS web-site, www.rics.org.

DISCLAIMER

Myddelton & Major for themselves and for the vendors or lessors of this property whose agents they are give notice that:- i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract. ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Myddelton & Major has any authority to make or give any representation or warranty whatever in relation to this property.

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