

The logo for 'gth' is displayed in white lowercase letters on a red rectangular background in the top left corner of the image.

Prominent High Street Retail Unit

TO LET

Unit 2 The New Shopping Centre, Gillingham, Dorset SP8 4AA

- Well located retail unit fronting Gillingham High Street
- Return Frontage
- 39.50 sq m (425 sq ft) Sales Area
- Available on a new lease

Rental Guide £11,000 per annum exclusive

Location

Gillingham is a busy and growing market town situated in North Dorset midway between Shaftesbury and Sherborne and lies approximately 4 miles from the A303 and its junction at Mere linking to Exeter and the West Country and the M3/London, 25 miles from Yeovil and 29 miles from Salisbury. The town has a population of approximately 7,000 and an established local thriving business community.

Gillingham has a mainline railway station with connections to London Waterloo (120 minutes) and Exeter (90 minutes).

The New Shopping Centre is prominently located in the middle of the town centre on the High Street.

Description

The property benefits from a large glazed frontage to the High Street and a return glazed frontage.

The property has a good sized open plan retail sales area and ancillary WC and kitchen facility.

Floor Areas

The shop provides the following approximate areas and dimensions

Internal Width	7.62 m	25 ft
Shop Depth	5.18 m	17 ft
Retail Sales	39.47 sq m	425 sq ft

Business Rates

The property has a rateable value of £8,000

Small Business Rates Relief available to qualifying businesses.

Tenure

Unit 2 is available by way of a new lease for a term by arrangement.

Rent

£11,000 per annum exclusive.

VAT

VAT is not currently charged on the property.

Services

The property benefits from mains electricity, water and drainage

EPC

The property has a current "C" EPC Rating

Viewing

Strictly by appointment with sole agents:-

Robert Clark

Greenslade Taylor Hunt

22 Princes Street, Yeovil, Somerset, BA20 1EQ

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Email: robert.clark@gth.net



Important Notice

These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.