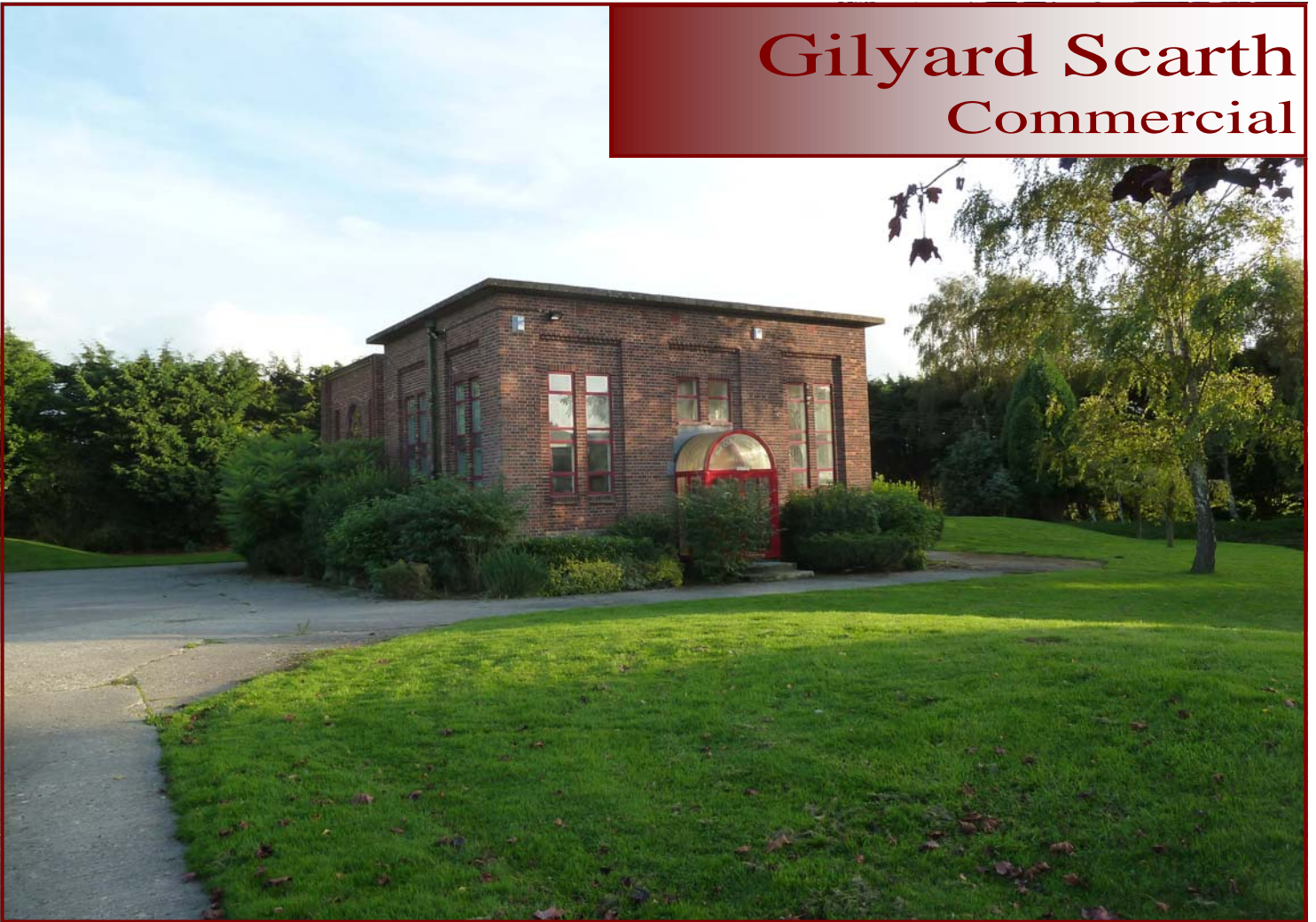


# Gilyard Scarth Commercial



A distinctive & pleasantly-located Office Building with plenty of parking and landscaped grounds.  
2228 sq. ft. in all.

New lease on whole building.

The Old Pump House, Sherborne DT9 3RX

Rent Guide £17,000 p.a.

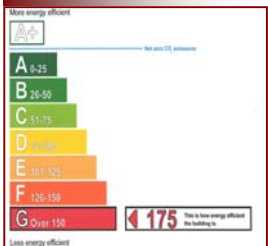


GilyardScarth.co.uk



## Viewings

By appointment with  
**Gilyard Scarth  
Sherborne**  
**01935 817360**



## Situation

On the eastern outskirts of Sherborne, prominently located on the A30.

Sherborne is a fine old Abbey Town and an important business and retail centre serving a wide catchment area. Transport links are good and include both the A30 & A303, and a good train service to London on the Waterloo - Exeter line.

## The Property

An unusual and stylish two-storey building which has been extended rearwards in recent years. The flexible accommodation is arranged on two floors as follows:

**Ground Floor**  
Entrance, 4 Office areas,  
Store, Kitchen & WCs. 1005 sq. ft.

**First Floor**  
3 Office areas 1223 sq. ft.  
**Total** 2228 sq. ft.

## Services

All mains except gas. Heating by electric nightstore heaters. Some air conditioning. Windows double-glazed.

Note: services have not been tested by the Agent.

## Rating

Rateable Value £13000.00  
Business Rate payable 2011/12 £ 5629.00

## Letting Terms

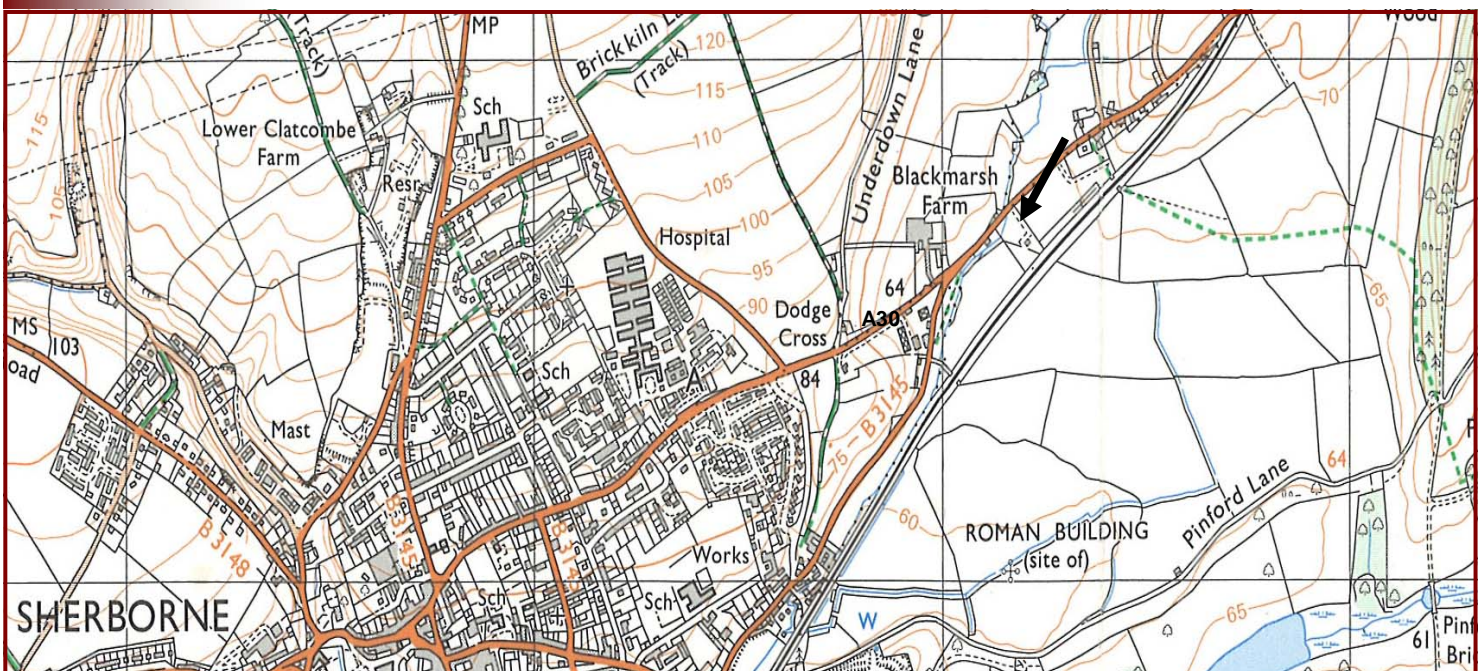
The entire premises are available on a full repairing and insuring lease for a term of years to be agreed at a rent of £17000 p.a. exclusive of rates, subject to periodic review.

## Surveys

We have a dedicated Survey Department to carry out a range of Building Surveys, RICS Reports and Valuations. Should you decide to purchase a property through another Agent, we would be pleased to offer professional independent advice regarding its value and structural condition. Please telephone us for a free quote with no obligation.

## Agents Note

These particulars and anything said or written by or on behalf of Gilyard Scarth in relation to this property may be regarded as a general guide only, and not as representations or warranties. Nor do they form part of any offer or contract. The Services at the property have not been tested. The plans shown are illustrative only and are not to scale.



**The Old Pump House, Sherborne DT9 3RX**

**Rent Guide £17000 p.a.**