



### Tenure

Freehold.

### Location

Sherborne, with a population of some 10,000, is an attractive and prosperous Dorset market town located 5 miles east of Yeovil. Road communications in the area are good with the A30 and A36 passing through the town. In addition the A303 trunk road passes 6 miles north of the town.

The property is situated in the centre of this attractive town, adjacent to Fat Face.

Occupiers close by include Joules, Edinburgh Woollen Mill, Orvis, WH Smith and Scrivens, amongst many other national and local retailers.

### Description

The property is arranged on ground and one upper floor to provide a shop with self-contained flat above. The flat is accessed from the front.

The property provides the following accommodation and dimensions:

**Ground Floor** 80.1 sq m (868 sq ft)

**First Floor Flat – 3 Rooms, Kitchen and Bathroom**

NB. Areas taken from [www.voa.gov.uk](http://www.voa.gov.uk). Not inspected by Allsop.

### Tenancy

The entire property is at present let to RE BATH TRAVEL SERVICE LTD for a term of 15 years from 29th September 2011 at a current rent of £28,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

(1) Regarding the outstanding 2014 rent review, notice has been served at £35,000 p.a.

### Tenant Information

No. of Branches: 60.

Website Address: [www.bathtravel.com](http://www.bathtravel.com)

For the year ended 31st October 2013, Bath Travel reported a turnover of £11.835m, a pre-tax profit of £1.202m and shareholders' funds and a net worth of £8.449m. (Source: [riskdisk.com](http://riskdisk.com) 14.04.2014). Bath Travel are owned by Hays Travel, the biggest independent travel agent in the UK. [www.haystravel.co.uk](http://www.haystravel.co.uk)

### VAT

VAT is applicable to this lot.

### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

### Energy Performance Certificate

For EPC Rating please see website.

## Sherborne

### 66 Cheap Street

### Dorset

### DT9 3BJ

- **Freehold Shop Investment**
- Comprises shop and self-contained flat
- Let to RE Bath Travel Service Ltd on a lease expiring 2026 (no breaks)
- Affluent market town location, adjacent to Fat Face
- Rent Review 2014 outstanding (1)
- Current Rent Reserved  
**£28,000 pa**

