

stratton
creber
commercial

property consultants



To let

34 Fore Street, Tiverton, Devon, EX16 6LD

Prime town centre location

Viewing by prior appointment
with Damian Cook MRICS
Vicky Bandyszewska

Ground floor shop

(01392) 202203

damian@sccexeter.co.uk

vicky@sccexeter.co.uk

New lease available

Business rates relief available

Rent: £15,000 p.a

strattoncrebercommercial.co.uk

Location

Tiverton is a popular thriving market town with a population of about 22,000 and a further estimate rural catchment of approximately 16,500. The town lies on the A361 North Devon Link Road.

Fore Street located in the centre of Tiverton popular with independent retail and food traders and national brands alike. 34 Fore Street sits prominent position next to Johnsons dry cleaners and an entrance to the award winning Tiverton Pannier Market, other nearby operators include Shoe Zone, Tui Travel Agents, HSBC, and Dorothy Perkins.

Description

This property is a self contained lock up shop with rear access. The double fronted shop is presented in two sections with a sink and WC to the rear, see plan below.

Accommodation

The approximate floor areas are as follows:

Front sales area: 28'3 x 14'3 (8.61m x 4.35m)
Rear sales area: 22'4 x 14'7 (6.8m x 4.46m)

Total sales area: 717.5 sq ft (66.7 sq m)

Lease Terms

Offered by way of a new lease on contributory repairing and insuring terms at an initial rent of **£15,000 per annum**. All other terms by negotiation.

Energy Performance Certificate (EPC)

Further information from the agents.

Business Rates

Rateable value: £15,500.

For the period 6th April to 30th June 2021 premises with a rateable value of £51,000 or below will qualify for 100% Business Rates Relief.

For the period 1st July 2021 to 5th April 2022 premises with a rateable value of £51,000 or below will qualify for a 66.6% reduction in Business Rates.

VAT

VAT is charged where applicable.

Legal Costs

Both parties to bear their own legal costs in the transaction.

Rent Deposit

A 3 month rent deposit may be required subject to status.

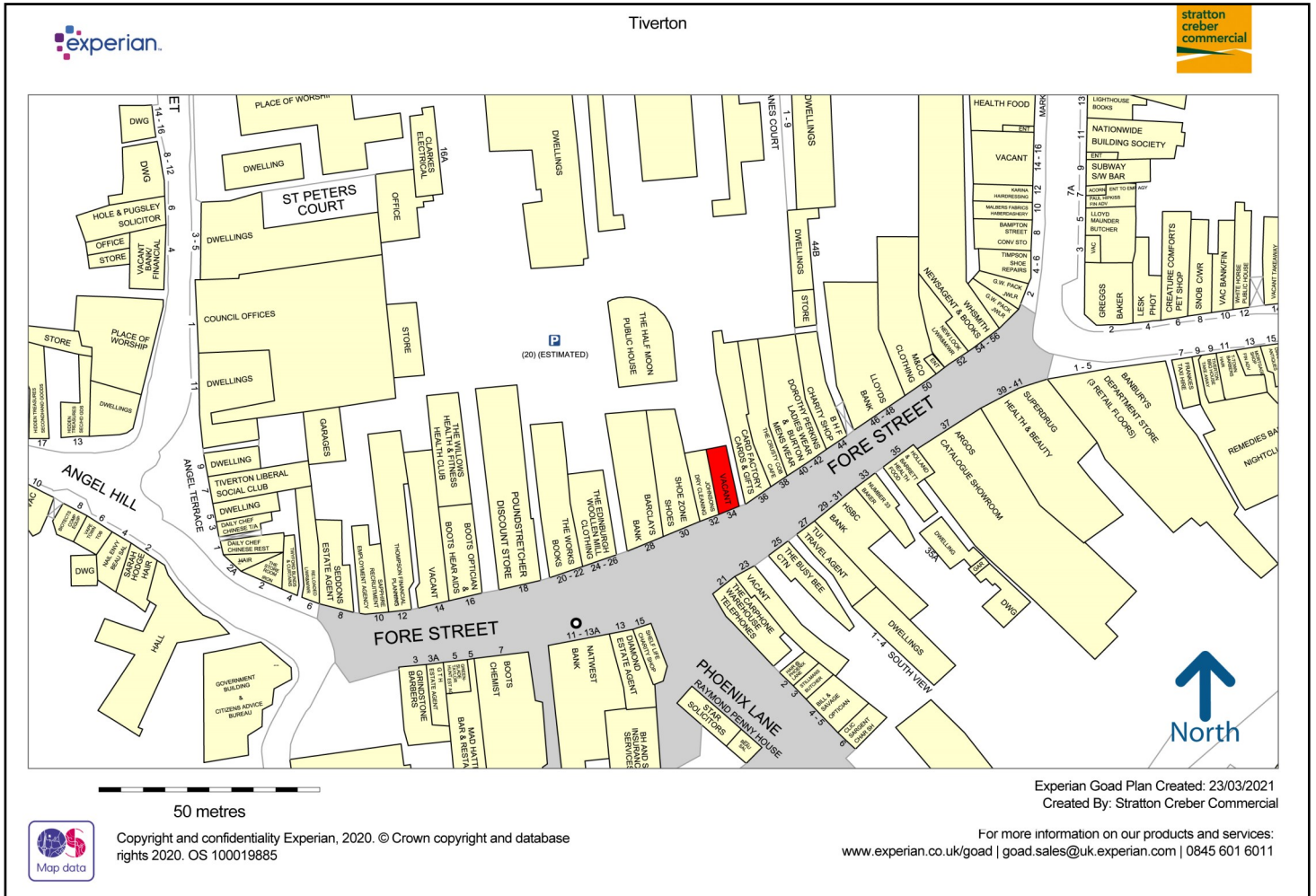
Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial
20 Southernhay West, Exeter, EX1 1PR

Contact: Damian Cook MRICS
Vicky Bandyszewska
Tel: (01392) 202203
Email: damian@sccexeter.co.uk
vicky@sccexeter.co.uk





Experian Goad Plan Created: 23/03/2021
Created By: Stratton Creber Commercial

Copyright and confidentiality Experian, 2020. © Crown copyright and database rights 2020. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011



Exeter Office

20 Southernhay West, Exeter, EX1 1PR

T: (01392) 202203

F: (01392) 203091

E: info@sccexeter.co.uk

Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

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;

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 each of them;

No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.