



17 Market Walk, Tiverton, Devon, EX16 6BL

To let

Viewing by prior appointment
with Damian Cook MRICS

(01392) 202203

damian@sccexeter.co.uk

Substantial retail/showroom premises

Ground floor: 7,380 sq ft / 686 sq m

First floor: 6,087 sq ft / 565 sq m

Established town centre shopping precinct

May split to offer from 3,000 sq ft

Suit retail or other uses (Subject to Planning)

Immediately available to let

Commencing rent: £35,000 p.a. plus VAT

strattoncrebercommercial.co.uk

Location

Market Walk is a well-established pedestrian precinct in the centre of Tiverton, linking the main street of Bampton Street to the Panier Market and the main Market Car Park.

Other occupiers within the scheme include Lloyds Pharmacy, Peacocks, The Post Office and other independent retailers and café/coffee shops.

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.

Description & Accommodation

The premises comprise a substantial two storey retail premises with ground floor sales and first floor storage/staff facilities. Please see floor plan.

The first floor has the benefit of a service lift.

Ground floor sales:	7,380 sq ft / 686 sq m
First floor storage/staff area:	6,087 sq ft / 565 sq m
Total:	13,467 sq ft / 1,251 sq m

Terms

The property is available by way of a new lease for a term to be agreed on a contributory full repairing and insuring basis subject to a service charge.

The service charge for the current year is £4,734.40.

The share of the building insurance for the current year is £2,963.94.

Rent

Commencing rent: **£35,000 p.a. plus VAT.**

Energy Performance Certificate (EPC)

An EPC is available from the agents.

Rateable value

Rateable value: £79,000.

Rates payable: For the period 6th April 2020 to 5th April 2021 all retail premises will qualify for 100% Business Rates Relief.

VAT

VAT is chargeable to both the rent and service charge.

Viewing & Further information

Strictly by appointment through the sole agents:

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

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

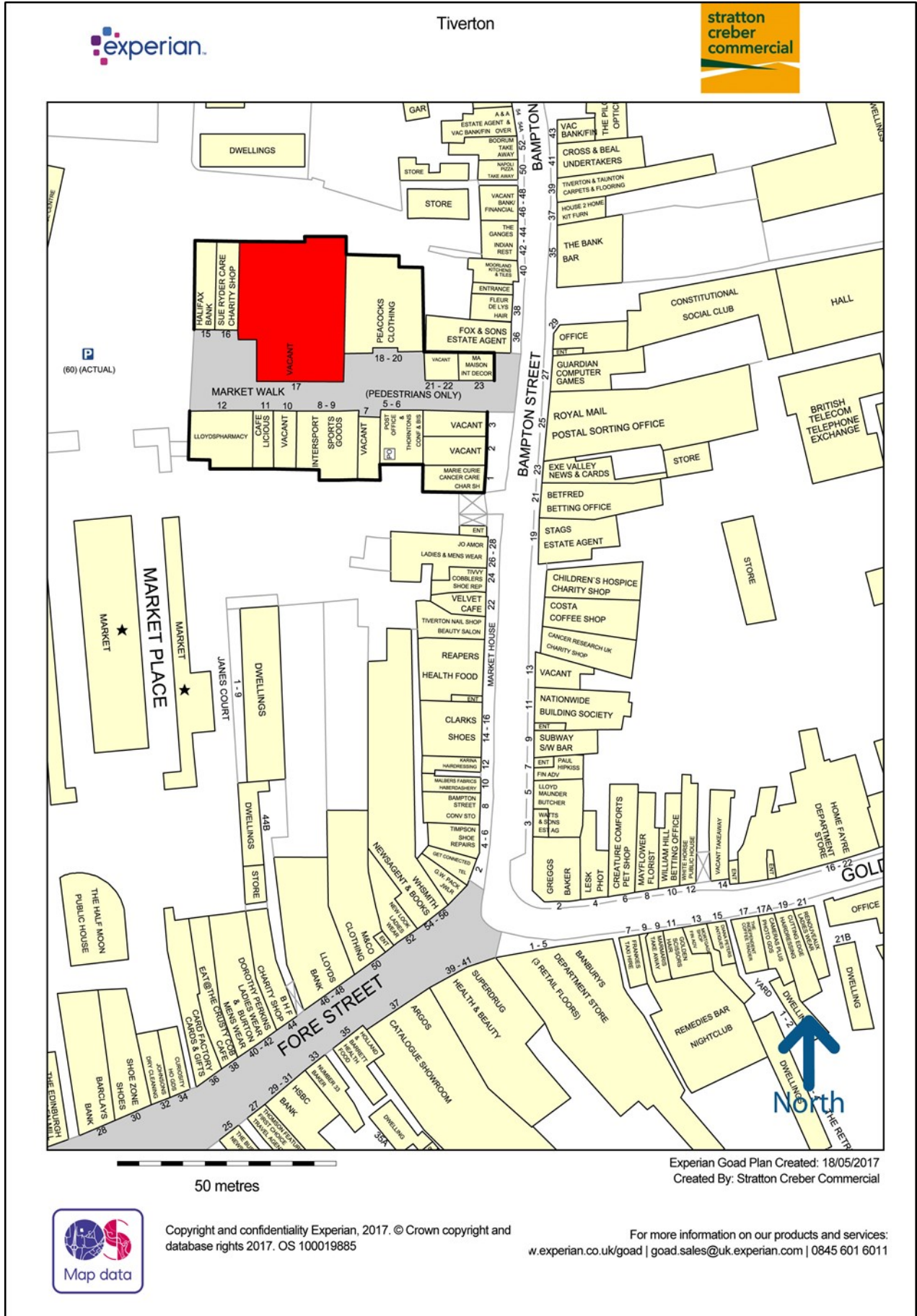
OR

Seddons

Contact: Nick Seddon
Tel: (01884) 253500
Email: nick.seddon@seddons.com





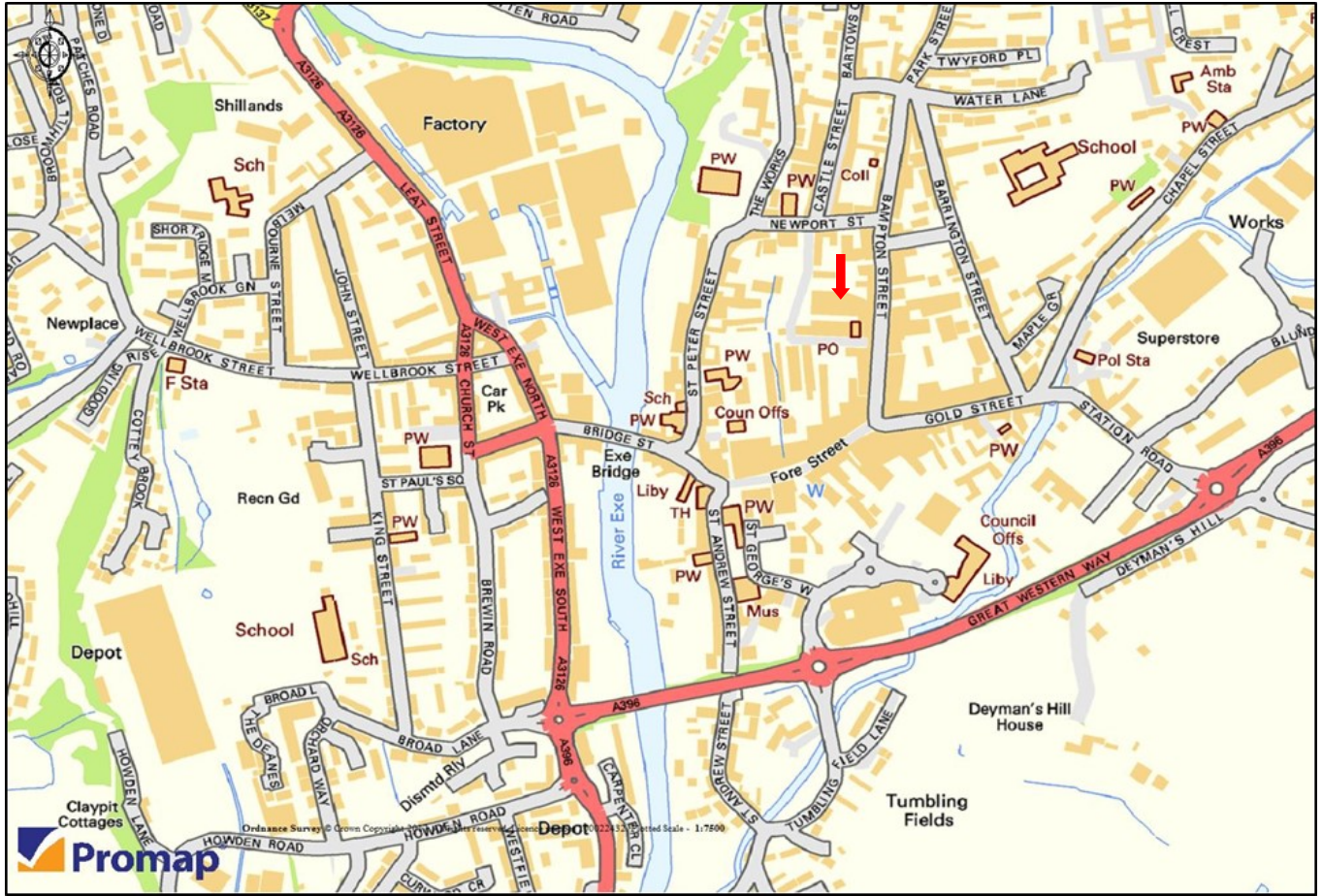


Experian Goad Plan Created: 18/05/2017
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