



To let

21 Fore Street, Tiverton, Devon, EX16 6LZ

Viewing by prior appointment
with Damian Cook MRICS /
Vicky Bandyszewska

(01392) 202203

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vicky@sccexeter.co.uk

Prime town centre location

Ground floor shop

PLUS generous office/ staff / storage accommodation

New lease available

100% business rates relief until April 2021

Rent: £17,000 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 retailers, restaurants and multiple national brands. 21 Fore Street sits in a prominent corner position close to Natwest, Tui Travel Agents, Shoe Zone and Holland and Barratt.

Description

21 Fore Street comprises a double fronted lock up shop with main sales area and generous rear storage on the ground floor. There is a staff room, kitchen, WC's and further storage on the 1st floor and office/ store on the second floor. The shop benefits from a suspended ceiling, air conditioning, carpeted flooring, a mixture of spot and florescent lighting.

Accommodation

The accommodation provides the following approximate dimensions and floor areas.

Gross frontage: 7.71 m / 25.29 ft

Ground Floor

Sales: 83.79 sq m / 902 sq ft

Store: 18.98 sq m / 204 sq ft

1st floor

Staff room/ kitchen/ store : 53.1 sq m / 571 sq ft

2nd floor

Office/ store 30.45 sq m / 328 sq ft

Total 186.32 sq m/2,005 sq ft

Lease Terms

Offered by way of a new lease on full repairing and insuring terms at an initial rent of **£17,000 per annum**. All other terms by negotiation.

Energy Performance Certificate (EPC)

The energy performance rating for this property is D90

Business Rates

Rateable value: £24,750

Rates payable: For the period 6th April 2020 to 5th April 2021 premises with a rateable value of £51,000 or below will qualify for 100% business rates relief.

VAT

VAT is charged where applicable.

Legal Costs

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

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

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