



stratton
creber
commercial

property consultants

To let

Unit 10, Market Walk, Tiverton, Devon, EX16 6BL

Viewing by prior appointment
with Damian Cook MRICS /
Vicky Bandyszewska

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Modern shop in established shopping precinct

Busy trading position in market town

Ground floor sales: 595 sq ft / 55.27 sq m

First floor offices/storage: 476 sq ft / 44.25 sq m

Rent: £8,500 per annum, 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.

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

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

Description & Accommodation

The premises comprise a sized lock up shop within the centre of the market walk shopping precinct. The accommodation offers main sales area on the ground floor and offices / storage and staff room including kitchen and wc facilities on the first floor.

Ground floor sales: 595 sq ft / 55.27 sq m

First floor office/storage /staff facilities: 476 sq ft / 44.25 sq m

TOTAL: 1,071 sq ft /99.52 sq m

Terms

The property is available by way of new lease for a term to be agreed on a contributory full repairing and insuring basis subject to a service charge. The fixed service charge for the first 2 year of term is £1,000 per annum.

The share of the building insurance premium for the current year is approximately £183.02

Rent

£8,500 per annum.

VAT

VAT is chargeable to both the rent and service charge.

Energy Performance Certificate (EPC)

An EPC is available for this property and the rating is: C53.

Business Rates

Rateable value: £12,250.00

Rates payable 2019/20: £6,014.75

Qualifying tenants will be eligible for Business Rates relief of 92%. This will reduce the rates payable to £500 for the year. In addition there is a further rated relief of 1/3 totaling approximately £333 payable.

Viewing & Further information

Strictly by appointment through the joint sole agents:

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

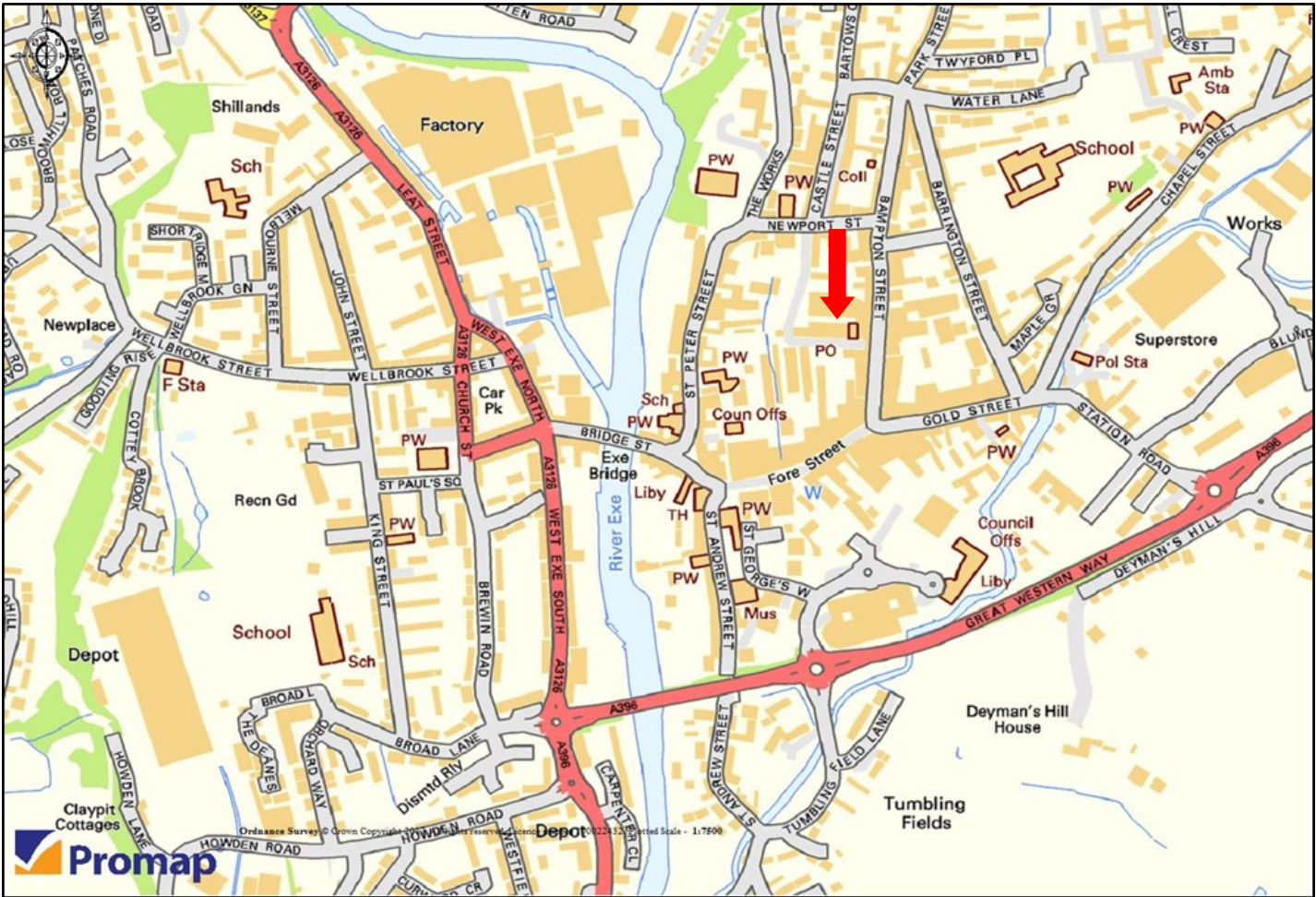
Contact: Damian Cook MRICS
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Email: damian@sccexeter.co.uk

OR

Seddons

Contact: Nick Seddon
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