



gth

Retail Unit (With Use Class E)

To Let

26 Broad Street, South Molton, Devon, EX36 3AJ

- Prominent town centre position
- Attractive former bank suitable for a number of commercial uses
- Ground floor 804 sq ft., Upper ground floor 806 sq ft. plus cellar stores

New Lease by Arrangement. Guide Rent £16,500 pa

Location

The property is situated fronting Broad Street within the heart of South Molton's town centre. The building stands in a prominent visible position.

South Molton is a busy market town within a few minutes drive of the North Devon link road, the A361, which provides direct access to Barnstaple (12 miles to the North) and the M5 motorway (31 miles to the South).

The town provides a range of amenities and serves a wide catchment area.

Description

The premises comprise a Grade II Listed former bank predominately arranged over ground and upper ground floors. There is also a small basement cellar.

The ground floor is arranged as a retail sales area to the front, a walk in safe and an office to the rear. The upper ground floor, which is accessed internally, provides office, stores, a kitchen/staff room and male/female WC'S.

A gas fired boiler is situated at first floor level and radiators are situated in the various rooms.

Floor Areas

Upper Ground Floor

Office	34.16 sq m. / 367 sq ft.
Stores	22.56 sq m. / 243 sq ft.
Kitchen/Staffroom	18.23 sq m. / 196 sq ft.

Ground Floor

Sales	62.07 sq m. / 668 sq ft.
Rear Office	12.66 sq m. / 136 sq ft.

Basement Cellar

Stores	15.77 sq m. / 170 sq ft.
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Total: 165.57 sq m. / 1,780 sq ft.

Business Rates

The current rateable value is £15,250 per annum.

Interested parties should make their own enquiries regarding business rates with the Local Authority.

Energy Performance Certificate

The premises have an Energy Asset Rating of 'D84'. Full copies of the EPC's are available upon request.

Terms

The property is available to let for a term by arrangement at a guide rent of £16,500 per annum.

VAT

We are advised the property is not registered for VAT, therefore VAT will not be payable on the rent.

Viewing

Strictly by appointment with sole agents:-

Joseph Hughes & Zack Dennington

Greenslade Taylor Hunt

9 Hammet Street, Taunton, Somerset, TA1 1RZ

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Important Notice

These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.