

The logo for 'gth' is displayed in white lowercase letters on a red rectangular background.

Retail (with Class E Use)

TO LET

23 Fore Street,

Chard, Somerset, TA20 1PP

- A Grade II Listed commercial premises located within a prime retail pitch within Chard's town centre.
- Suitable for various uses available under Class E Use.
- Total floor area of 138.63 sq m / 1,492 sq ft spread over three floors.

New lease available by arrangement at £12,700 per annum

Location

The property is located on Fore Street, the main retail pitch within Chard's town centre.

Chard is an expanding town with a resident population of 14,000 located on the A358 and A30 approximately 12 miles south east of the county town of Taunton.

The A303 trunk road linking Exeter to the south east of England is within a few minutes drive, Yeovil is 15 miles to the west and Junction 25 of the M5 motorway is some 10 miles to the north west.

Description

The Grade II Listed property is arranged over ground, first and second floors with display frontage directly onto Fore Street. The property consists of an open plan sales area with stores at the ground floor with a further sales area at first floor along with a staff room. The second floor contains further stores.

The property is connected to mains electric, water and drainage.

Floor Areas

We have obtained the following net internal floor areas:-

Sales	60.37 sq m	650 sq ft
FF Sales	26.22 sq m	282 sq ft
FF Staff Rm	10.86 sq m	117 sq ft
SF Stores	41.18 sq m	443 sq ft
Total	138.63 sq m	1,492 sq ft

Business Rates

The property has an asset rating of £11,500.

Relief is available to some occupiers where the rateable value is less than £15,000. Some occupiers will be eligible for 100% relief if classed as a small business.

Energy Performance Certificate

The property is listed and therefore does not require an EPC.

Terms

A new full repairing and insuring lease is available for a term by arrangement at a guide rent of £12,700 per annum.

References/Rental Deposits

Financial, accountancy and other references may be sought from any prospective tenants prior to agreement. Prospective tenants may be required to provide a rental deposit subject to landlord's discretion.

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:-

Zack Dennington and Joseph Hughes

Greenslade Taylor Hunt

9 Hammet Street, Taunton, Somerset, TA1 1RZ

Telephone: 01823 334455 Email:

zack.dennington@gth.net / joseph.hughes@gth.net



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.