

gth



Retail (with Class E Use)

TO LET

Unit 2, 2-6 Fore Street

Chard, Somerset, TA20 1PP

- A prime retail pitch within Chard's town centre.
- Suitable for various uses available under Class E Use.
- Open plan sales and ancillary areas spread over ground and first floors.
- Total floor area of 139.57 sq m / 1,502 sq ft spread over two floors.

New lease available by arrangement from £15,000 per annum

Location

The property is located on Fore Street, the main retail pitch within Chard's town centre. Surrounding occupiers include Specsavers, William Hill, Superdrug, St Margret's Hospice and Boots.

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 mid-terraced property is arranged over ground and first floors with display frontage directly onto Fore Street. The property consists of an open plan sales area with ancillary storage and WCs at first floor.

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

Floor Areas

We have obtained the following net internal floor areas:-

Sales	76.92 sq m	828 sq ft
FF Ancillary	62.65 sq m	674 sq ft
Total	139.57 sq m	1,502 sq ft

Business Rates

The property has an asset rating of £15,000.

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 has an energy asset rating of C (64).

Terms

A new effective full repairing and insuring lease is available for a term by arrangement at a rent of £15,000 per annum.

A service charge will be levied for the maintenance and repair of the wider block.

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 registered for VAT, therefore VAT will be payable on the rent.

Viewing

Strictly by appointment with sole agents:-

Zack Dennington and Joseph Hughes

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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.