

The logo for 'gth' is displayed in white lowercase letters on a red rectangular background in the top left corner of the image.

Shop (with Use Class E)

To Let

15 Market Walk

Tiverton, Devon, EX16 6BL

- Prime town centre location.
- Lloyds Pharmacy, Peacocks, The Post Office and other independent retailers and café/coffee shops nearby on Market Walk.
- Prominent with extensive window display and office accommodation.
- Sales 696 sq ft plus 885 sq ft of ancillary offices, stores and staff facilities.

New Lease by Arrangement. £15,000 per annum.

Location

The property is prominently located on the corner of Market Walk and Market Place carpark, in Tiverton's town centre.

Other occupiers within Market Walk include Lloyds Pharmacy, Peacocks, The Post Office and other independent retailers and café/ coffee shops. Tiverton's Pannier Market is located nearby.

Tiverton is an expanding town with an estimated catchment population of 36,000.

Description

A ground floor shop suitable for a number of uses under Use Class E with a good-sized rectangular sales area and extensive glazed window display. The property is located adjacent to Market Walk public carpark.

To the rear of the ground floor and at first levels, is ancillary office, storage and kitchen accommodation fitted with Cat II lighting, Mitsubishi electric air conditioning units and carpeted floors.

Accommodation

Ground Floor:

Retail Sales	64.67 sq m	696 sq ft
Office	<u>10.66 sq m</u>	<u>114 sq ft</u>
Sub Total	75.33 sq m	810 sq ft

First Floor:

Offices	56.57 sq m	608 sq ft
Kitchen	<u>15.08 sq m</u>	<u>162 sq ft</u>
Sub Total	71.65 sq m	771 sq ft

Total **146.98 sq m** **1,581 sq ft**

Energy Performance Certificate

Ordered.

Business Rates

The current rateable value is £13,250 pa.

Terms

The premises are available to let via a new Full repairing and insuring lease for a term by arrangement at a guide rent of £15,000 per annum.

VAT

We are advised the premises are registered for VAT, therefore VAT will be payable on the rent.

Viewing

Strictly by appointment with sole agents:-

Zack Dennington or Joseph Hughes

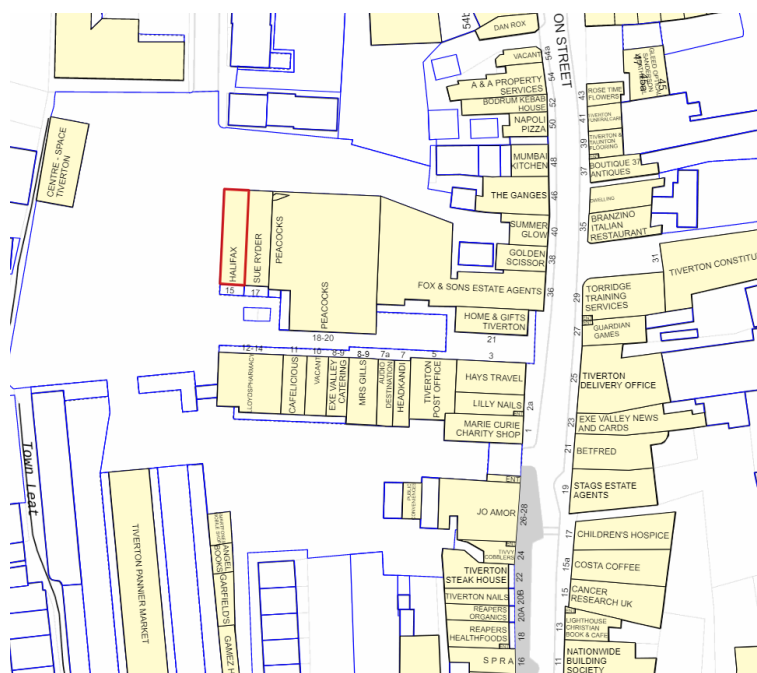
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Important Notice

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.