

gth



Retail Premises

For Sale or To Let

35 High Street, Crediton, Devon, EX17 3AE

- Prime town centre location next to Tesco Express.
- Well presented with extensive glazed shop front.
- 822sq ft plus kitchen and WC.
- Use Class E inc. financial professional services, café, office or clinic.

New lease at £15,000 per annum. Guide price £187,500

Location

The premises are prominently located fronting the High Street in a strong trading pitch adjacent to Tesco Express. Other national retailers in the town centre include, Costa, Lloyds Bank, Boots and Spar.

Crediton has good transport links including a trainline to Exeter and a regular bus service. The town has public car parks as well as plenty of short stay parking on the High Street itself.

Description

The property comprises a well presented double fronted shop with an open plan sales area, a kitchen and a WC.

Floor Areas

Ground Floor Sales 76.4 sq m. / 822 sq ft.

Business Rates

The current ratable value is £12,250 per annum.

Small business rates of relief up to 100% is available to some occupiers with Ratable Values less than £15,000 per annum.

Energy Performance Certificate

The EPC rating is C61. A copy of the certificate is available on request.

References/ Rental Deposits

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

Terms

For Sale Freehold guide price £187,500. The freehold includes the whole premises with the upper floors sold off to a Signpost Housing Association on a long lease.

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

VAT

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

Legal Costs

Each party to bear their own legal and professional costs.

Viewing

Strictly by appointment with sole agents:-

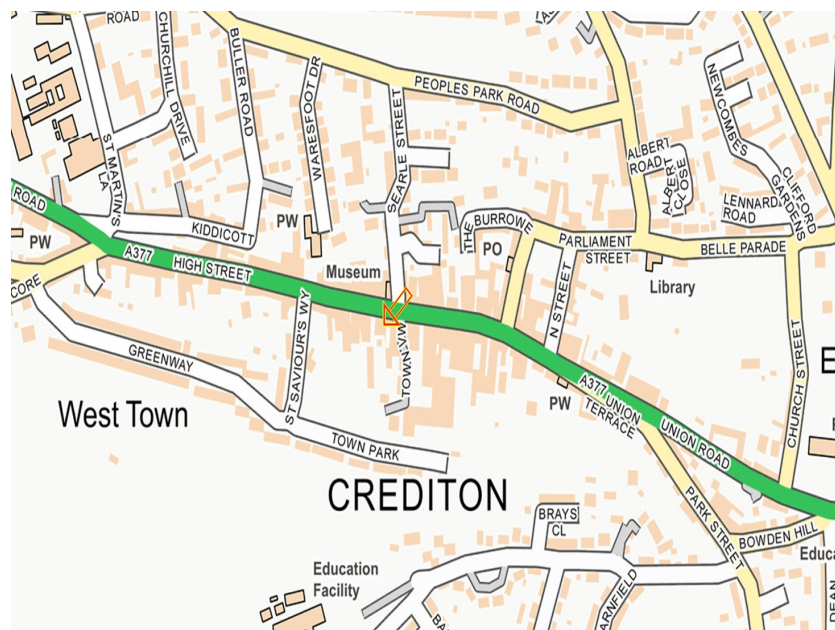
Zack Dennington

Greenslade Taylor Hunt

9 Hammet Street, Taunton, Somerset, TA1 1RZ

Email: Zack.dennington@gthnet

Telephone: 01823 334455



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.