

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 Class E Use)

## TO LET

35 Fore Street, Tiverton,  
Devon, EX16 6LZ

- Commercial premises located within a prime retail pitch within Tiverton's town centre.
- Suitable for various uses available under Class E Use.
- Total floor area of 93.07 sq m / 1,004 sq ft spread over basement and ground floor levels.

New lease available by arrangement at £15,500 per annum

## Location

The property is located in a prime position within Tiverton's town centre on Fore Street. Multiple national occupiers are present to include Lloyd's Bank directly opposite, Argos, Poundstretcher, The Works, Superdrug, WH Smith and Boots. As well as national occupiers there are various independent retailers.

Tiverton is an expanding town with an estimated catchment population of 36,000 and is located just off the A361 which provides access to Junction 27 of the M5 which is only 7 miles away. Exeter is just under 14 miles away.

## Description

The retail premises arranged over basement and ground floor level which has good display frontage onto Fore Street. The property consists of an open plan sales area with kitchen and store to the rear at ground floor level with stores and staff WCs at basement level.

## Floor Areas

We have obtained the following net internal floor areas:-

Sales	62.65 sq m	675 sq ft
Store	3.32 sq m	36 sq ft
Kitchen	4.00 sq m	44 sq ft
Basement Store	23.10 sq m	249 sq ft
<b>Total</b>	<b>93.07 sq m</b>	<b>1,004 sq ft</b>

## Business Rates

The property has a rateable value of £15,250. Interested parties should liaise with the council to confirm the rates payable.

## Energy Performance Certificate

The property has an energy assessment rating of C(63).

## Terms

A new effective full repairing and insuring lease is available for a term by arrangement at a guide rent of £15,500 per annum.

## Service Charge

A service charge will be levied for the maintenance and repair of the communal areas of the building.

## 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 and service charge.

## 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](mailto:zack.dennington@gth.net) /

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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.