

The logo for 'gth' is displayed in white lowercase letters on a red rectangular background. The background image shows a white brick building with a ground-floor shopfront featuring large glass windows and a central double door. A string of colorful bunting hangs across the upper part of the building.

gth

Retail Premises

**TO LET**

**5 Holyrood Street, Chard**

**Somerset, TA20 2AH**

- Prominent position fronting a busy thoroughfare in the town centre.
- Ground floor shop with front and rear sales, kitchen and store.
- Net internal area 1,602 sq ft including 1,261 sq ft sales.
- Available now for a term by arrangement.

Guide price: £12,000 per annum

## Location

The property is located along Holyrood Street, a busy thoroughfare and popular retail pitch within Chard's town centre. The principle retail area, Fore Street, is located nearby.

Chard is an expanding town with a resident population of 12,000 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

This lock-up shop prominently fronts on to Holyrood Street with a large glazed frontage providing an excellent display area. The shop consists of a front and rear sales areas, kitchen and stores and would suit a variety of uses under 'Use Class E'.

## Floor Areas

Sales	117.14 sq m	1,261 sq ft
Rear sales	18.50 sq m	200 sq ft
Kitchen	4.08 sq m	44 sq ft
Store	<u>8.93 sq m</u>	<u>97 sq ft</u>
<b>Total</b>	<b>148.65 sq m</b>	<b>1,602 sq ft</b>

## Business Rates

We are advised by the Valuation Office that the premises' current rateable value is £16,250 pa.

## Tenure

The premises are available to rent by way of effective full repairing and insuring lease for a term by arrangement at a guide rent of £12,000 per annum.

## VAT

We have been advised the premises are currently registered for VAT and therefore VAT will be payable on the rent.

## 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.

## Services

Mains electricity, gas, water and drainage.

## Legal Costs

Each party is to bear their own legal and professional costs.

## Energy Performance Certificate

The property has a energy performance rating of C71. A full copy of the EPC is available upon request.

## Viewing

Strictly by appointment with sole agents:-

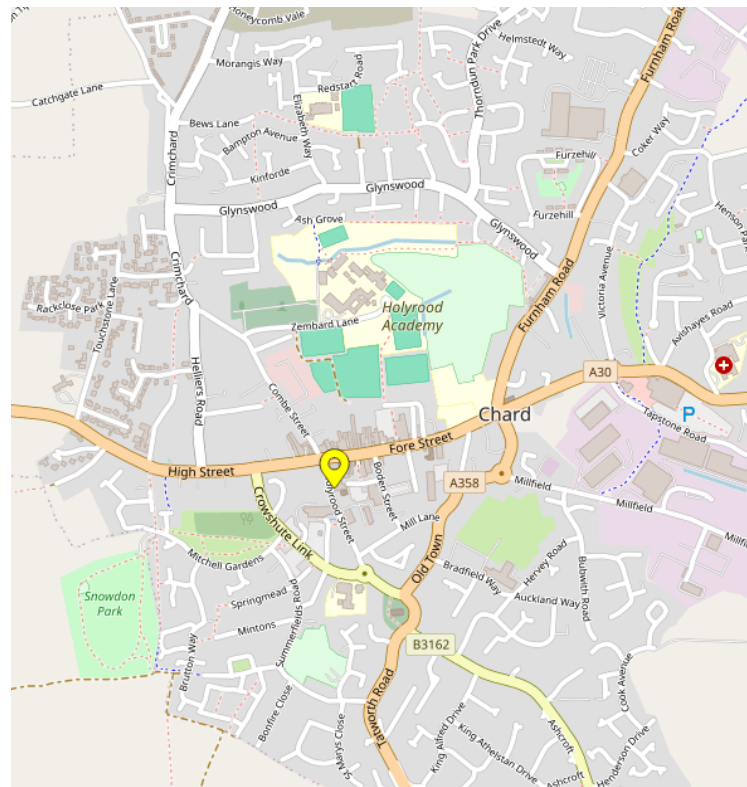
Zack Dennington / Robert Clark

Greenslade Taylor Hunt

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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.