

The logo for 'gth' is displayed in white lowercase letters on a red rectangular background.

TO LET

5B Holyrood Street, Chard

Somerset, TA20 2AH

- Prominent position fronting a busy thoroughfare in the town centre.
- Retail premises arranged over three floors.
- Net internal area 928 sq ft including 422 sq ft sales.
- Available now for a term by arrangement.

Guide price: £8,000 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 glazed frontage providing an excellent display area. The shop consists of a sales areas on ground level with kitchen, office, store, WC and kitchen facilities on the upper floors. The premises would suit a variety of uses under 'Use Class E'.

Floor Areas

Sales	39.19 sq m	422 sq ft
First floor office	19.31 sq m	208 sq ft
First floor store	3.73 sq m	41 sq ft
Second floor office	21.09 sq m	228 sq ft
Second floor kitchen	<u>2.61 sq m</u>	<u>29 sq ft</u>
Total	85.93 sq m	928 sq ft

Business Rates

We are advised by the Valuation Office that the premises' current rateable value is £7,200 pa.

Small Business relief of up to 100% is available to some occupiers with rateable values less than £15,000 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 £8,000 per annum.

VAT

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

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 D97. A full copy of the EPC is available upon request.

Viewing

Strictly by appointment with sole agents:-

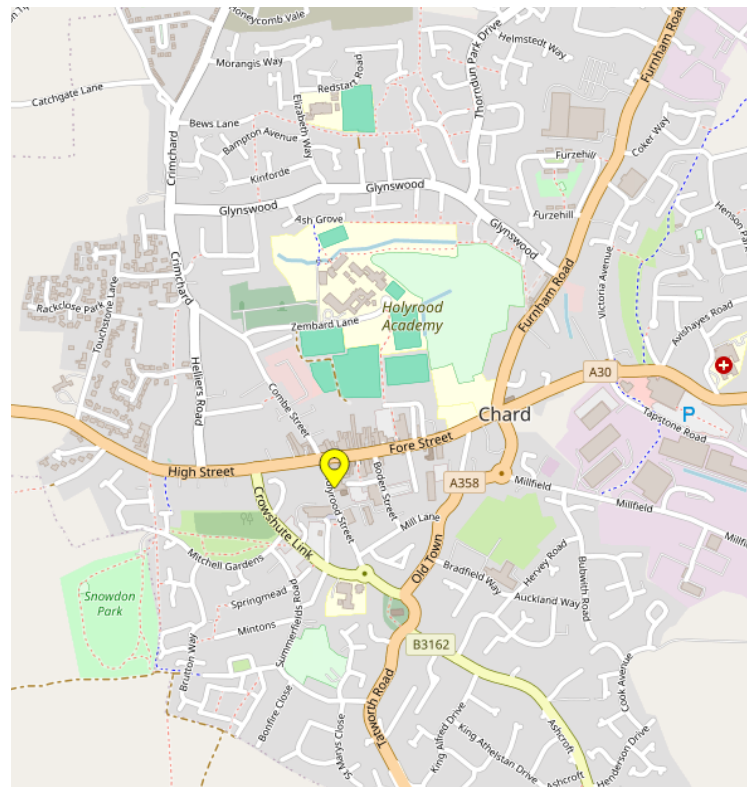
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Important Notice

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.