

5A Fore Street | Chard | TA20 1PH

On the instructions of Boots | Small Shop / Kiosk | To Let

Location

Chard is a small town located in Somerset approximately 17 miles west of Yeovil and 16 miles south of Taunton.

Occupying a prominent position on Fore Street, which is the main shopping parade within Chard. Nearby retailers include Boots, Holland & Barrett, Specsavers, William Hill, Superdrug and British Heart Foundation.

Description

The property comprises a lock-up shop with ground floor retail and rear ancillary accommodation.

Accommodation

The property has the following approximate dimensions and floor areas:-

Gross frontage		3.85 m		12 ft 7 ins
Internal width		2.75 m		9 ft
Internal depth		15.54 m		50 ft 11 ins
Ground floor sales		19.85 Sq.m		213 Sq.ft
Rear ancillary		9.90 Sq.m		107 Sq.ft
TOTAL		29.75 Sq.m		320 Sq.ft

Terms

A new sublease is available up to a maximum term expiring 21 November 2027.

Rent

Offers sought in the region of £7,500 per annum exclusive plus VAT (if applicable).

EPC

Further details available upon request. E 112.

Rates

The VOA website shows that the Rateable Value from April 2024 will be £6,400.

For rates payable please refer to the Local Charging Authority, South Somerset District Council - 01935 462462.

Legal costs

Each party are to be responsible for their own legal costs incurred in this transaction.



- Prime High Street location
- Adjacent to Boots
- Available immediately

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VIEWINGS - Strictly by appointment

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:-

• Corporate structure and ownership details
• Identification and verification of ultimate beneficial owners
• Satisfactory proof of the source of funds for the Buyer/Funder/Lessee
Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link >



50 metres

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For more information on our products and services:

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