



 0
Bedroom

 0
Bathroom



£575 pcm
The George Shopping Centre, Crewkerne, Somerset,
TA18



A self-contained shop unit within a busy shopping centre in the heart of Crewkerne town centre. The unit is well proportioned and benefits from generous window display. The unit has a small kitchenette and W/C

LOCATION:

The George Shopping Centre is a busy pedestrianised mews style shopping centre in the heart of Crewkerne Town Centre. The subject unit is close to the entrance door to the Lidl store and in close proximity to the public car park P&D, town centre shops and Waitrose. Crewkerne is conveniently positioned with access to the A303 North via the A356 (B3165) or to the South via Ilminster. Crewkerne provides main line train communications on the West of England service between Exeter and Waterloo with travel times to London approximately two and a half hours. The town has a regular bus service to Taunton and Yeovil and the nearest airports are Exeter and Bristol International.

TERMS

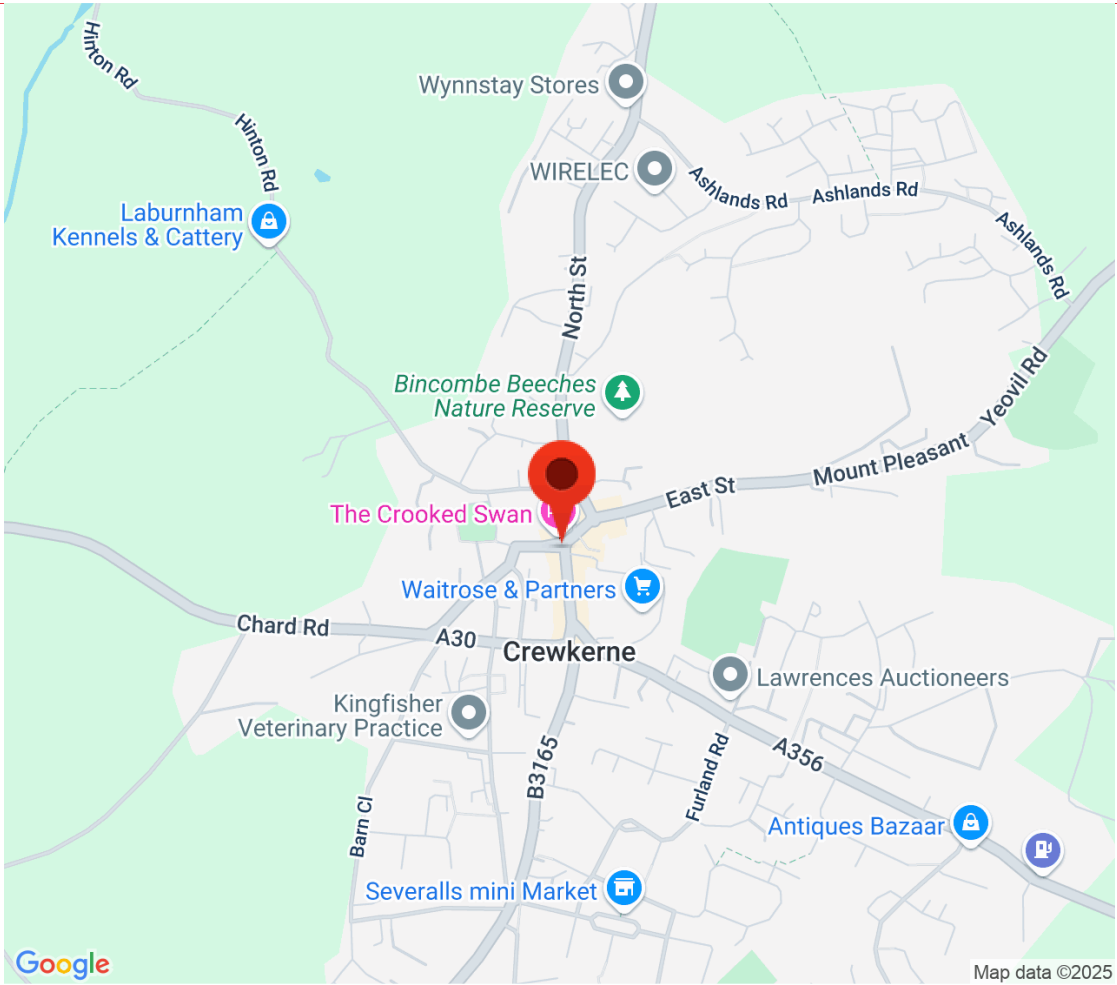
By way of a new lease. A contribution of £90 VAT would be made by the ingoing tenant to cover the cost of preparing the new lease. Estate Agents Act 1979 - Please note that the property is owned by relatives of the Director of McKinlays, Crewkerne branch.

RENT REVIEWS: Rent reviews will be three or five yearly, as appropriate.

BUILDINGS INSURANCE: Landlord to insure and tenant to reimburse. Buildings insurance currently £25 per month, this is inclusive of the rent at £575. Plate glass, window frames and Contents insurance will be the responsibility of the ingoing tenant to insure.

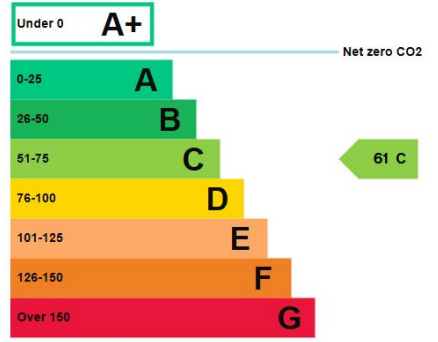
BUSINESS RATES: Enquiry Rateable Value: £TBA. FOR RATES PAYABLE contact the local billing authority, South Somerset District Council on . If you are a small business with only one premise you may be entitled to small business rates relief. Enquiries should be made to the billing authority.

SERVICES: It is understood that mains electricity, water and drainage are connected. Prospective lessees should make their own enquiries of statutory utility companies concerning supply provisions etc. We confirm that we have not tested any of the service installations - any prospective lessee must satisfy themselves independently as to the state and condition of such items.



Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

