



**Market Street**

South Somerset, Crewkerne

**Studio £5,000 p.a. + security deposit**



### 3 London House Market Street

#### Description

- Ground floor shop available to rent
- Located in the town centre of Crewkerne
- Attractive and vibrant South Somerset market town
- Prominent corner position
- Close to independent traders and national retailers
- Nearby occupiers include Hays Travel and Boots
- Approx. 25 sqm (169 sq ft) accommodation
- Rent: £5,000 per annum on a new lease
- Good road links via A30 and A303
- M5 (Junction 25) accessible via Taunton
- VAT not applicable on rent

Ground floor shop to rent in the town centre of Crewkerne

#### Location

Crewkerne is an attractive and vibrant South Somerset market town situated on the A30 between Yeovil (10 miles) and Chard (8 miles). The A303 trunk road linking London to the South West is within easy reach (6 miles) and the M5 (Junction 25) can be joined at Taunton (25 miles). The property is situated in a prominent corner position within the centre of the town close to independent traders and multiple retailers including Hays Travel, Boots the Chemist

#### Accommodation

25 Sqm (169 sq ft)

#### Rent

£5,000 per annum by the way of a new lease

#### Business Rates

Tenants to make their own enquiries with the Valuation office

Find a business rates valuation - [GOV.UK](https://www.gov.uk)

#### VAT

VAT is not chargeable to the rent.

#### Legal Costs

Ingoing tenant to pay the landlords legal expense

Roof type: Flat.

Construction materials used: Brick and block.

Water source: Direct mains water.

Image  
Not  
Available

Electricity source: National Grid.

Sewerage arrangements: Standard UK domestic.

**Accommodation Comprises:**



Image  
Not  
Available



More energy efficient

Certificate Number : 6827-0427-3639-560

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

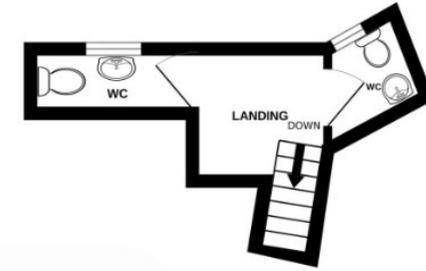
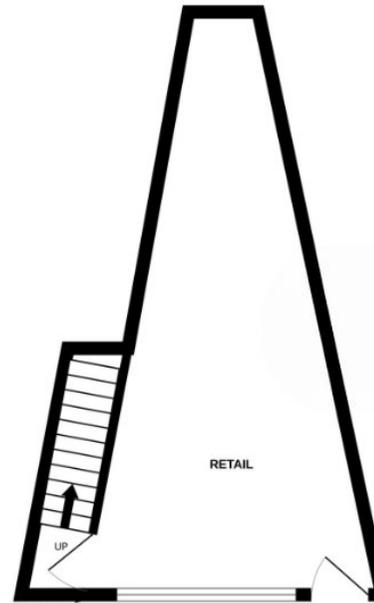
G Over 150

Less energy efficient



77

This is how energy efficient the building is



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-measurement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Our

We require a Holding Deposit equal to 1 week's rent (approx £5000.00) to secure the property. This holding deposit will be used towards the security deposit and rent in advance if the tenancy proceeds.

This property requires a Security Deposit of 5 week's rent (approx £25000.00)

The following fees may also be charged during your tenancy

Lost/replacement	keys/security	fobs
Rent	arrears	fees/charges
Change	of	tenancy
Early	termination	fee

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