

# Shop Lease For Sale (With A2 Planning Consent)

6 Bank Street, Dulverton, Somerset TA22 9BU



## Description

Dulverton is a small town in the heart of West Somerset close to its border with Devon and has a population of approximately 1,400 people. It is a popular tourist destination for people exploring Exmoor and is located mid-way between Tiverton and Minehead and close to the A396 which links these two towns.

The property is situated at the top of Bank Square set back from the road and is immediately adjacent to **Risdon Hosegood Solicitors**. Other occupiers in the immediate vicinity include **Woods public house, The Lion hotel, a Post Office** and a number of dwellings.

## Accommodation

The accommodation is arranged over ground floor only and comprises the following approximate dimensions and floor areas (measured on a net internal basis):-

Internal Width (max)	6.35 m	20'10"
Internal Width (min)	4.27 m	14'
Shop Depth	11.93 m	39'2"
Ground Floor Sales	63 sq m	683 sq ft
Various Offices/Staff	82 sq m	883 sq ft
Strong Room	15 sq m	160 sq ft
Book Room	12 sq m	134 sq ft

## Tenure

The property is held on a lease to expire June 2025 subject to a rent review in June 2020 at a current rent of £16,000 pa. They are available by way of an assignment or underlease.

## Planning

The premises have the benefit of A2 planning consent, although prospective tenants should satisfy themselves of this with the local planning authority.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## Business Rates

We have been verbally advised the property is currently assessed for rating purposes as follows:

Rateable value (2017):	£8,900
UBR (2018/2019)	49.3p

Interested parties should make their own enquiries with the Local Planning Authority.

## EPC

The property has an EPC rating of E108

## VAT

VAT, if applicable will not be charged at the standard rate.



Avison Young, St Catherine's Court, Berkeley Place, Bristol BS1 8BO  
 Avison Young is the trading name of GVA Grimley Limited. ©2019 GVA Grimley Limited

Date: February 2019 File number:

Avison Young hereby gives notice that the information provided (either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

- (1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- (2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or

- representations of fact but satisfy themselves of their correctness by inspection or otherwise.
- (3) No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
- (4) All prices quoted are exclusive of VAT.
- (5) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.