

Shop Lease For Sale (With A2 Planning Consent)

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February 2019 Subject to Contract

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 midway 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.

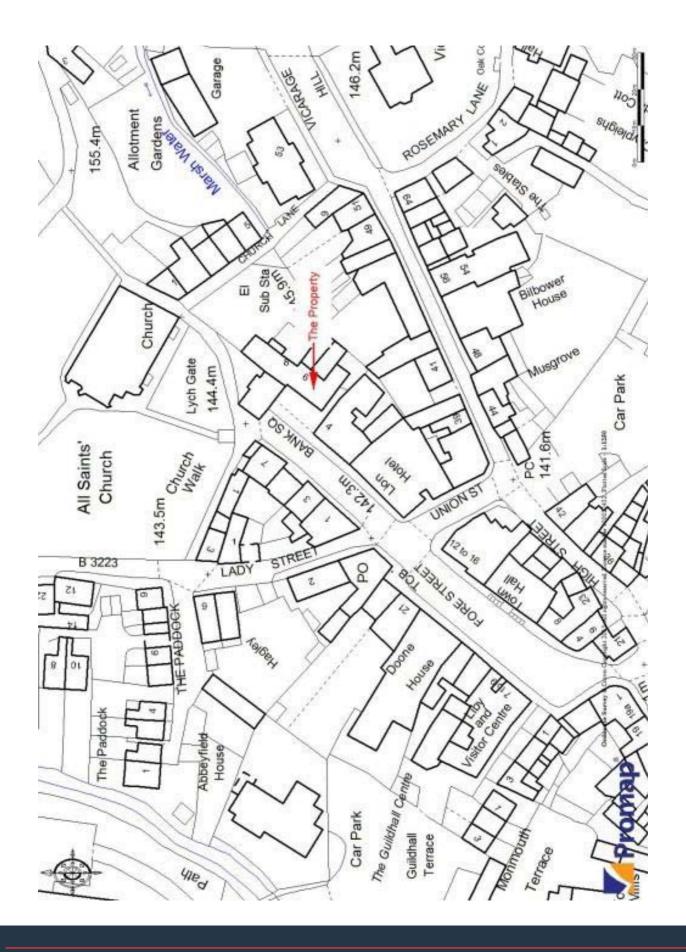
EPC

The property has an EPC rating of E108

VAT

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

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