

LARGE RETAIL UNIT TO LET Tiverton – 14 Fore Street (suitable for restaurant use, subject to planning)

16 Whiteladies Road,
Clifton, Bristol, BS8 2LG
0117 2520532
www.arcetail.co.uk



Location

The premises occupy a prominent position on Fore Street adjacent to Boots Opticians and with other nearby retailers including Poundstretcher, Boots the Chemist, Natwest Bank, Edinburgh Woollen Mill, Barclays and Carphone Warehouse.

Accommodation

The premises are arranged over ground floor level and provide the following approximate net internal dimensions and floor areas:

Ground Floor

Internal width	8.59 m	28'2"
Built depth	33.56 m	110'
Sales area	272.47 sq m	2,933 sq ft

Terms

The premises are to be made available by way of a new effectively full repairing and insuring lease for a term of years to be agreed, subject to vacant possession.

EPC

The unit has an EPC rating of C – 57:

Further details available upon request.

Rent

£37,500 per annum exclusive.

VAT

All figures quoted are exclusive of VAT.

Rating Assessment

The valuation office states that the premises have been entered into the 2017 Rating List as follows:

Description	"Shop and Premises"
Rateable Value	£36,250
UBR (2017/2018)	46.6

Interested parties are advised to make their own enquiries of the Local Billing Authority to ascertain the exact rates payable and whether transitional relief is applicable.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

Further Information

For further information or to arrange an inspection please contact Joint Agents:

Arc Retail

Andy Smallman
andy@arcetail.co.uk

0117 2520532
07921 744289

Calan Retail

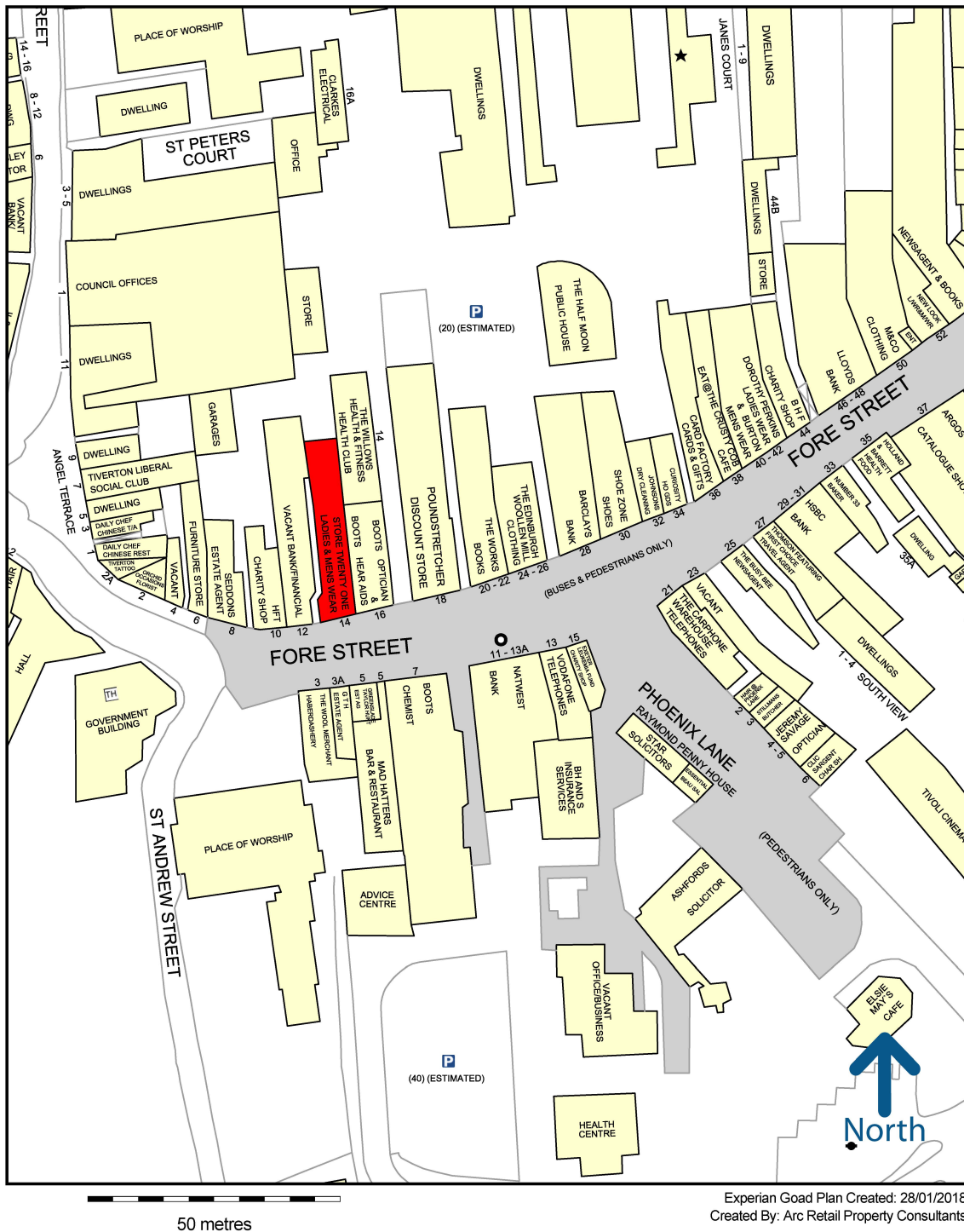
Nick Golunski
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THE AVAILABILITY OF THIS PROPERTY IS SUBJECT TO OBTAINING VACANT POSSESSION.

Tiverton – 14 Fore Street, EX16 6LH



Tiverton



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