

arc incorporating
**downing
bentley**
Retail Property Consultants

RETAIL UNIT TO LET

40-42 Fore Street

Tiverton

EX16 6LD



Location

The premises are located on the pedestrianised section of Fore Street close to the intersection with Gold Street and Bampton Street, which is prime pitch. National occupiers trading nearby include **British Heart Foundation, Card Factory, HSBC and Superdrug.**

Accommodation

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

Ground Floor

Internal Width	31' 2"	9.53 m
Shop Depth	90' 7"	27.66 m
Sales	2,298 sq ft	213.49 sq m

First Floor

Storage	243 sq ft	22.53 sq m
Kitchen	171 sq ft	15.89 sq m
WC	-	-

Rent

£30,000 per annum exclusive.

Terms

The premises are available on a new full repairing and insuring lease for a term to be agreed.

EPC

The property has an EPC rating of D-83.

VAT

All figures quoted are exclusive of VAT.

Costs

Each party to be responsible for their own legal costs.

Rating Assessment

The premises have been entered into the 2017 Rating List as follows:

Rateable Value	£32,750
UBR 2020/2021	49.9p

Interested parties are advised to make their own enquiries of the Local Billing Authority.

Planning

The premises benefits from a new 'E' use class which will permit A1, A2, A3, B1, D1 and D2 uses, subject to any other consents being required.

Interested parties are advised to make their own enquiries of the Local Planning Authority.

Further Information

For further information or to arrange an inspection please contact:

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