



13 Fore Street, Chard, TA20 1PH

Lock up retail unit in the centre of the popular market town of Chard

A303 5 Miles Honiton 13.5 Miles Taunton 14 Miles

- Gross Internal Approximately 45 sq. m
- Retail Space with Useful Ancillary Accommodation
- Available on a New Lease
- Flexible Terms
- Good Frontage
- Early Viewing Highly Recommended

£13,150 Per Annum

01803 865116 | commercial@stags.co.uk

LOCATION

Chard is a busy market town which benefits from a wide catchment area drawing from the larger towns of Yeovil and Taunton, which are both about 30 minutes drive with the popular market towns of Honiton and Axminster also being close by.

This ground floor retail/office space is situated on the High Street, a busy and well established trading street and the main thoroughfare through the town centre. The town comprises a good mix of independent traders and High Street names plus Market stalls on a Tuesday, Thursday and Saturday.

DESCRIPTION

A ground floor lock up with useful ancillary space to include retail or office space, kitchen area, cloakroom, store room.

The retail space was previously used as a bakery,, although the shop is suitable for other trades and uses (subject to any necessary planning consents).

The accommodation briefly comprises:

FRONT RETAIL SPACE approx. 5.28 x 4.16

This leads around to the

REAR SPACE approx. 5.31 x 4.13

Door into

STORE ROOM approx. 3.10 x 1.13 with water tank and immersion

Door to

CLOAKROOM

TENURE

The premises is available on a new lease term by negotiation. Please contact the Agents for further details.

RATEABLE VALUE

Current rateable value (1 April 2023 to present); £9,800

Please note this is not Rates Payable. 100% Rate relief will be available for eligible parties qualifying for Small Business Rates Relief. Interested parties are advised to contact the Local Authority, East Devon District Council

EPC

EPC B 32

<https://find-energy-certificate.service.gov.uk/energy-certificate/0986-0203-0307-7206-0704>

SERVICES

Mains electric, water and drainage.

VIEWING

Viewing by prior appointment with the Agents, Stags. Tel 01404 42553 email:- rentals.honiton@stags.co.uk

CODE FOR LEASING BUSINESS PREMISES

CODE FOR LEASING BUSINESS PREMISES IN ENGLAND AND WALES 2020:

The Code for Leasing Business Premises in England & Wales 2020 advises prospective tenants to seek professional advice before entering into a tenancy agreement. For further details, and to view the Code, please visit

<https://www.rics.org/profession-standards/rics-standards-and-guidance/sector-standards/real-estate-standards/code-for-leasing-business-premises-1st-edition>



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC