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LOCK UP RETAIL UNIT TO LET



**43 AVISHAYES ROAD
CHARD, SOMERSET
TA20 1NZ**

LOCATION & DESCRIPTION

Prominently situated within a busy neighbourhood retail parade between One Stop and Barnardo's, the premises comprise a ground floor retail unit with lower ground floor store and staff facilities. The premises benefit from off road parking directly to the front of the parade.

Although every care is taken in preparing these particulars they do not constitute any part of an offer or contract. Statements contained herein are not to be relied upon as statements or representations of fact, and are made without responsibility on the part of the Agent or Client. An intending purchaser must satisfy himself by inspection, or otherwise, as to the correctness of each statement, and the Client does not make or give and neither have the Agents or their employees authority to make or give any representation or warranty in relation to this property. All properties are offered subject to Contract and being available

ACCOMMODATION (All measurements are approximate)

Ground Floor sales	644 sq ft	(59.83 sq m)
Store/Office	283 sq ft	(26.30 sq m)
WC		

LEASE TERMS

The premises are available by way of a new effectively full repairing and insuring lease, for a term of years to be agreed, at a commencing rent of **£12,000** per annum exclusive.

Alternatively, consideration would be given to a sale of a long leasehold interest. Terms on application.

PLANNING

The premises currently have Class E consent. Alternative uses would be considered subject to obtaining the necessary planning consent.

RATES

Rateable Value (2023 Valuation) £5,000

NB: Under current Government guidelines there are no rates payable on this property if you meet the criteria.

EPC

EPC Rating **C71**

CONDITIONS

1. These particulars are subject to contract.
2. All figures are exclusive of VAT where applicable.
3. Viewing is by prior appointment through the sole agents:-

LARKMAN EDGCUMBE

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(AvishayesDts)