

NO BUSINESS RATES PAYABLE!*

TO LET

Retail Unit

927 sq.ft (86.1 sq.m)

43 Avishayes Road, Chard, Somerset TA20 1NZ

- Popular neighbourhood shopping parade
- Free car parking directly outside
- Takeaway use available

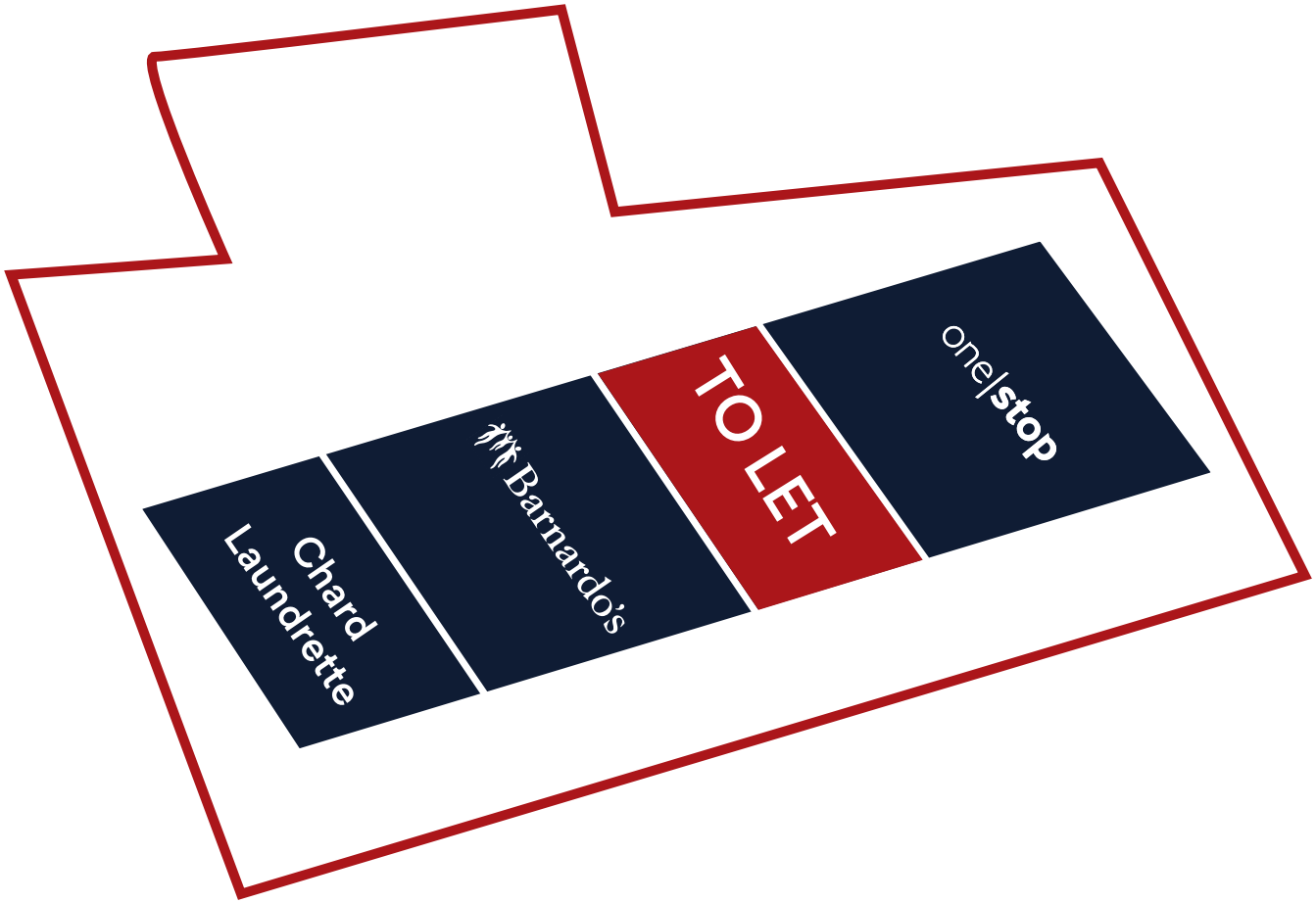
M Core LCP UK

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lcpgroup.co.uk

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AREAS (approx. NIA)	Sq.ft	Sq.m
Ground Floor Sales	644	59.8
Ground Floor Store/Office	283	26.3
WC		
TOTAL	927	86.1

DESCRIPTION/LOCATION
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.

RENT
£9,995 per annum exclusive of VAT.

BUSINESS RATES
No business rates payable. (Subject to the incoming tenants own investigations).

SERVICE CHARGE & INSURANCE
A service charge will be levied for the maintenance of common areas.

VAT
Property is VAT elected.

SERVICES
Mains electricity and water supplies.

ENERGY PERFORMANCE
C:71 Further information available upon request.

PLANNING
The property has planning consent for retail/takeaway use (Use Class E) but is suitable for a variety of uses subject to planning. It is the incoming tenant's responsibility to verify the permitted use and to ensure that their proposed use is acceptable to the local planning authority.

LEGAL COSTS
Each party is responsible for their own legal costs in connection with the granting of a lease.



mcoreproperty.com

M Core
LCP UK



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VIEWING
Strictly via private appointment with the appointed agent:

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