

43 Avishayes Road, Chard, Somerset TA20 1NZ

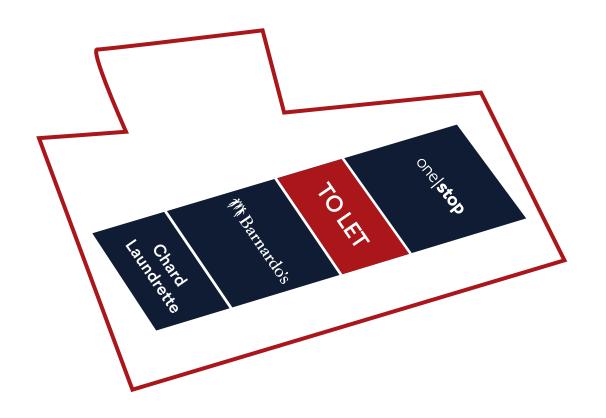
Popular neighbourhood shopping parade Free car parking directly outside



0117 990 2200



# TO LET





# 43 Avishayes Road, Chard, Somerset TA20 1NZ

| 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**

£12,000 per annum exclusive of VAT.

## **BUSINESS RATES**

Rateable Value (2023 Valuation) £5,000.

# 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 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.



VIEWING
Strictly via prior appointment with the appointed agent:



**ALL ENQUIRIES** 

01823 323523

**Rob Larkman** 

07990 588011 rwl@larkmanedgcumb<u>e.co.uk</u>





George Watson

07423 662487 0117 990 2649 GWatson@lcpproperties.co.uk