

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

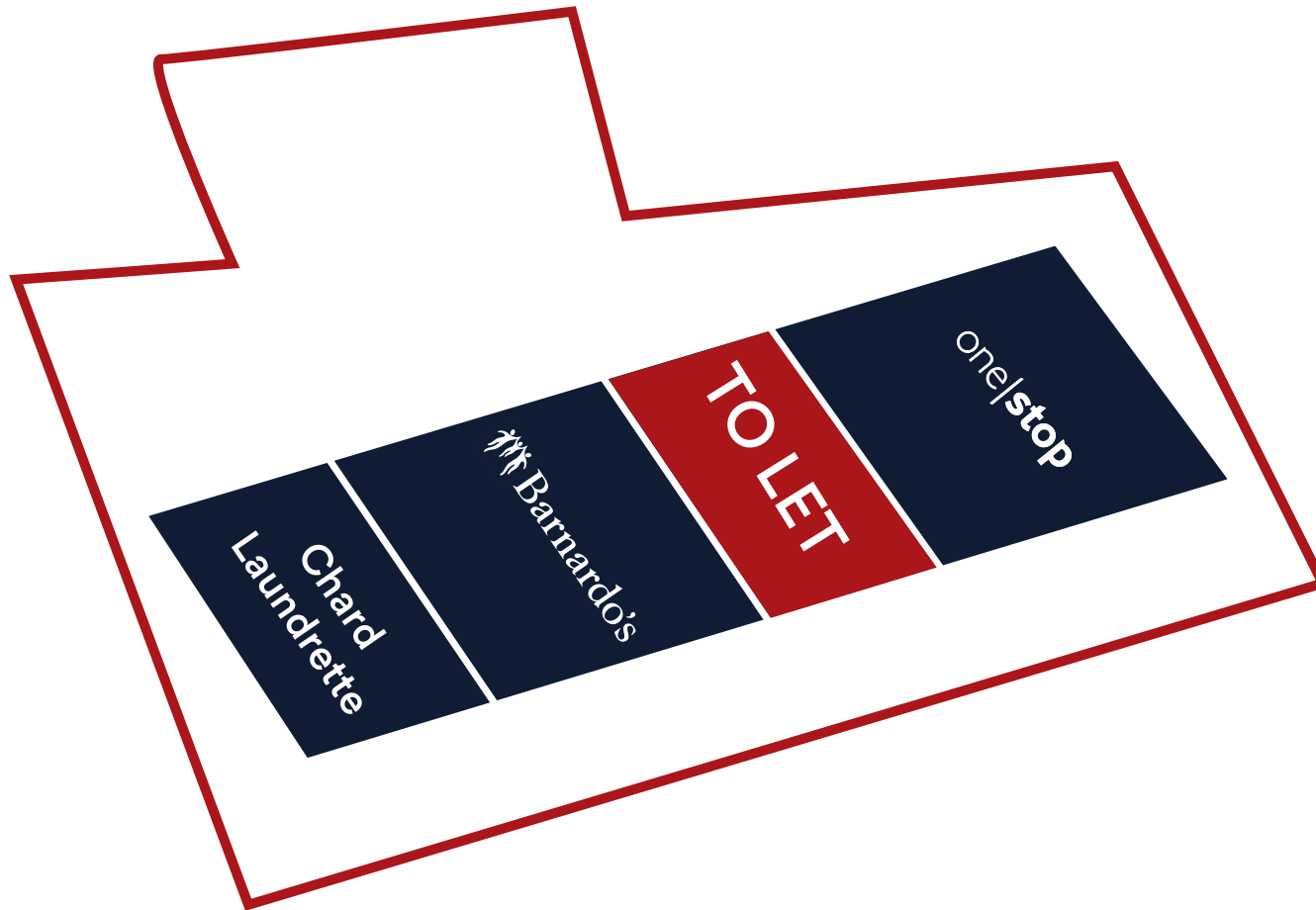
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LCP UK

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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.



George Watson

07423 662 487
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VIEWING

Strictly via private appointment
with the appointed agents:



01823 334455

Joseph Hughes

07725 955437
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