

Aaron Fox

TO LET

PROMINENT TOWN CENTRE RETAIL PREMISES WITH USEFUL STORAGE ABOVE

Ground Floor of approximately 77 sq.m (833 sq.ft)
With upper floor storage of 103 sq.m (1,118 sq.ft)

**122 / 123 HIGH STREET
CREDITON
DEVON**



This is an opportunity to acquire the lease on these well located retail premises with two floors of storage over. The premises are suitable for a variety of potential uses, subject to the usual consents. Substantial incentives are available for an early occupation. Full details on request.

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SITUATION AND DESCRIPTION

Crediton is a busy market town within Mid Devon located approximately 8 miles from Exeter and the M5 motorway and 15 miles from Tiverton. The town benefits from a good range of national retailers including Boots and Tesco's and a number of the high street banks, plus a wide range of regional and local traders including specialist shops.

The town is surrounded by delightful Mid Devon countryside and retains a great deal of its original charm with numerous independent traders in addition to a library, primary and secondary schools, doctors' surgeries and a leisure centre. Exeter is the County Town and capital City and is found 8 miles to the southeast via the A377, and in addition to a broader range of work, leisure and retail facilities offers a busy international airport, main line rail station and connections to the major road links. The premises are available for immediate occupation with substantial incentives available for a quick completion. Full details of these are available on request from the joint sole agents.

ACCOMMODATION

Brief details of the accommodation with approximate dimensions are as follows:-

Ground Floor Shop 9.21m x 7.47m (30' 3" x 24' 6")

Double fronted timber shop front with full depth display windows either side of two glazed doors. Strip lights as fitted. To the rear is a corridor providing access to a utility area with work tops and butler style sink and a

Kitchen

Stainless steel sink unit with single drainer and Heatrae Sadia Express water heater over. Window.

FIRST FLOOR

Stairs lead to a landing with doors to...

Front Office/Store 1 4.8m x 3.4m (15' 9" x 11' 2")

Two large windows to the road. Good natural light.

Front Office/Store 2 4.55m x 3.54m (14' 11" x 11' 7")

Two windows. Good natural light. Power points.

Toilet

Low level WC suite

Kitchen 4.08m x 3.19m (13' 5" x 10' 6")

Fitted kitchen with ample work tops with stainless steel sink unit and single drainer. 4 ring electric hob with electric oven below. Large window. French doors out onto small balcony area.

SECOND FLOOR

Stairs up to landing with doors to

Store 3 4.52m x 3.47m (14' 10" x 11' 5")

Two windows. Good natural light.

Store 4

Hot water cylinder with electric immersion heater,

Shower room 3.54m x 2.7m (11' 7" x 8' 10")

Wash hand basin, shower cubicle with MIRA Sport electric shower unit; low level WC suite. Door to attic storage.

A second staircase leads from the first floor to the second half of the building with a landing and doors to...

Store 5 3.42m x 2.2m (11' 3" x 7' 3")

Window power points.

Store 6 3.44m x 2.52m (11' 3" x 8' 3")

Window power points.

Store 7 4.64m x 3.36m (15' 3" x 11' 0")

Room to the rear of the building. Window. Staircase leading up to further third floor attic storage.

EXTERNALLY

To the rear is a yard with an open fronted store accessed from the kitchen area or double gates to a side alley.

LEASE

Available by way of an assignment of the existing 25 year FRI lease dated the 25th March 1987, expiring in March 2012, with a rent of £16,000 pax fixed until the end of the term.

INCENTIVES

Incentives are available for a quick completion. Full details are available on request.

LEGAL COSTS

Each party to bear their own legal costs.

RATES

Rateable value: - £15,250

Rates payable: - £ 6,438 pa (2007 – 2008)

VIEWING

By appointment with the joint sole agents, for the attention of Tony Noon (07831 273148) or Javan Spencer of Croft Surveyors E Mail: - js@croftsurveyors.co.uk or Tel :- (01752 201748)

Aaron Fox

Email: tn@aaronfox.co.uk

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