

Aaron Fox

TO LET

FIRST FLOOR TOWN CENTRE OFFICE/ STUDIO/ EXHIBITION PREMISES

Approximately 106 sq.m (1,140 sq.ft)

**THE OLD TEMPERANCE HOUSE
34 - 36 FORE STREET
BOVEY TRACEY**



An opportunity to acquire a new lease of these substantial first floor premises in the centre of this popular Moorland Town. The premises have recently been used for offices, but would suit a variety of alternative uses including a studio, exhibition or display space, subject to the usual consents.

01392 204303

Lynx House, Pynes Hill, Exeter, EX2 5JL
www.aaronfox.co.uk

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SITUATION AND DESCRIPTION

The premises are prominently located in the centre of the town in Fore Street, in close proximity to the Tescos, Spar and a HSBC, Nat West and Lloyds Bank. There are also a number of local retailers including a delicatessen, and Indian Restaurant and a number of Charity Shops. Bovey Tracey occupies a most convenient position approximately 2 miles from the A38 dual carriageway, linking Plymouth and Cornwall to Exeter and the M5 motorway. Exeter is approximately 18 miles distant, with Plymouth 40 miles distant. Other local business centres are Newton Abbot which is approximately 6 miles, Ashburton which is 8 miles and Torquay which is approximately 16 miles distant.

The premises have until recently been used by the British Goat Society as their offices, but have now been refurbished to include redecoration, new windows to the rear, re-carpeting and new electric heating. The premises now offer lovely light and airy open space that would be suitable for a variety of potential uses.

ACCOMMODATION

Brief details of the accommodation are as follows:-

First Floor **13.36m x 7.93m (43'8" x 26'0") max**
Accessed from a central entrance hallway from the ground floor leading to a rear staircase and entrance lobby to the first floor.



Currently arranged as a large open plan area with windows to the front and rear creating lovely light and airy space. The area would be ideal as a large open plan office, for a studio, hairdressing or beauty salon, or for part office and part product display. The premises would also suit a retail use, subject to any necessary change of use required.

Shared Kitchen and Toilets

Located at the rear of the building and fitted out as a spacious kitchen / staff area. Stainless steel sink unit with single drainer inset into worktops with cupboards below and an over sink electric water heater. Wash basin. Electric wall heater.

Ladies and Gents Toilet

Each with a Low level WC suite

LEASE

A new 5 year lease is available with a rent review at the end of the third year. The landlord will be responsible for all external repairs and decorations whilst the tenant is responsible for the internal repairs and decorations. A service charge will be levied to cover buildings insurance and the lighting, heating and cleaning of common parts including the kitchen and toilets.

RENTS

£9,950 per annum

BUSINESS RATES

Rateable Value £5,700 (2010 valuation list)
Please contact Teignbridge District Council direct for the rates payable (01626 361101)

LEGAL COSTS

The tenants are to make a contribution of £350 plus VAT towards the landlords legal costs.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been requested for this property. Details on request.

SERVICES

Mains water, drainage and electricity are available.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0529)

Aaron Fox

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