

TO LET

PROMINENT RETAIL / HAIR OR BEAUTY SALON OR OFFICE WITH GENEROUS FRONTAGE TO FORE STREET IN THIS POPULAR MOORLAND TOWN

Approx. 73 sq.m (787 sq.ft) in a prominent town location

**GROUND FLOOR, 78 – 80 FORE STREET
BOVEY TRACEY, DEVON, TQ13 9AE**



This offers a rare opportunity to acquire a new lease of this substantial ground floor Retail / Salon / Office premises in a prominent location in this sought after moorland town. The premises currently trade as an Interior Design and Home Furnishings studio, but is suitable for a variety of potential users.

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SITUATION AND DESCRIPTION

The premises comprise a spacious ground floor retail premises located at the top of Fore Street in a prominent location close to the Town Hall and the recently opened Whiskey Distillery at the top of the town. Bovey Tracey offers a range of every day shops and amenities, including an '8 till late' store and a Tesco Local, a primary school, doctors surgery, several pubs and restaurants, two garages, library, cricket pitch and open air heated swimming pool with tennis courts etc. The open Moor of Dartmoor with its rugged Tors contrasted by its sheltered coombes is just a few minutes' drive, offering ample opportunity for walking and rambling.

The coastal resorts of Torbay with their excellent sailing and water sports opportunities are within easy driving distance, as is the Cathedral city of Exeter which offers a wide range of work, shopping and leisure facilities in addition to mainline rail services to London (Paddington) and a growing regional and international airport. Exeter and the M5 Motorway is approximately 15 miles distant with Newton Abbot approximately 6.5 miles and Torquay approximately 18 miles distant. The premises are available on a new flexible lease and would suit a variety of potential users, including retail users, hair and beauty or as an office, subject to the usual consents.

ACCOMMODATION

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

Retail Area No 1 **7.54m x 6.18m reducing to 4.66m**
(24'9" x 20'3" reducing to 15'3") max
Irregular shape. Two large deep windows fronting Fore Street with a central glazed entrance door. Recessed spot lights with power points as fitted. Vinyl flooring. Under stairs cupboard.



Retail Area No 2 **5.83 x 4.18m (21'2" x 13'9") max**
Large window to the front with secondary entrance door. Strip lighting. Vinyl flooring. Power as fitted.

Toilet

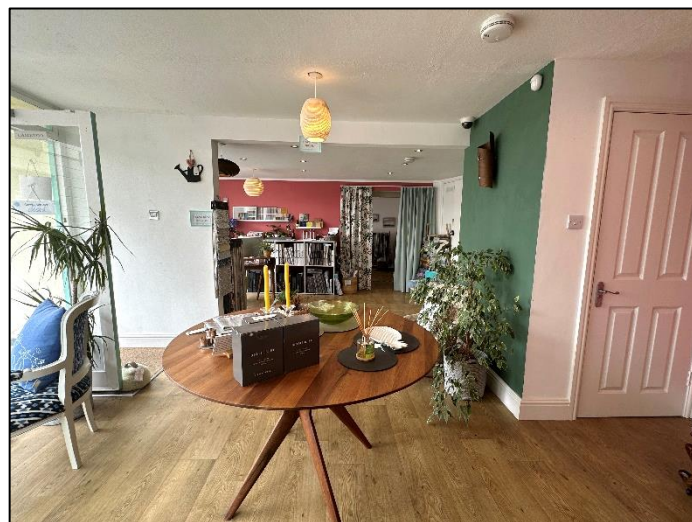
WC suite with wash hand basin.

Kitchen / Staff Area **3.80m x 2.15m (12'5" x 7'1") max**
Range of wall and base units under worktop with inset stainless steel sink unit and single drainer. Tiled splashbacks. Vinyl flooring. Power as fitted. Cloaks cupboard.



RENT AND LEASE

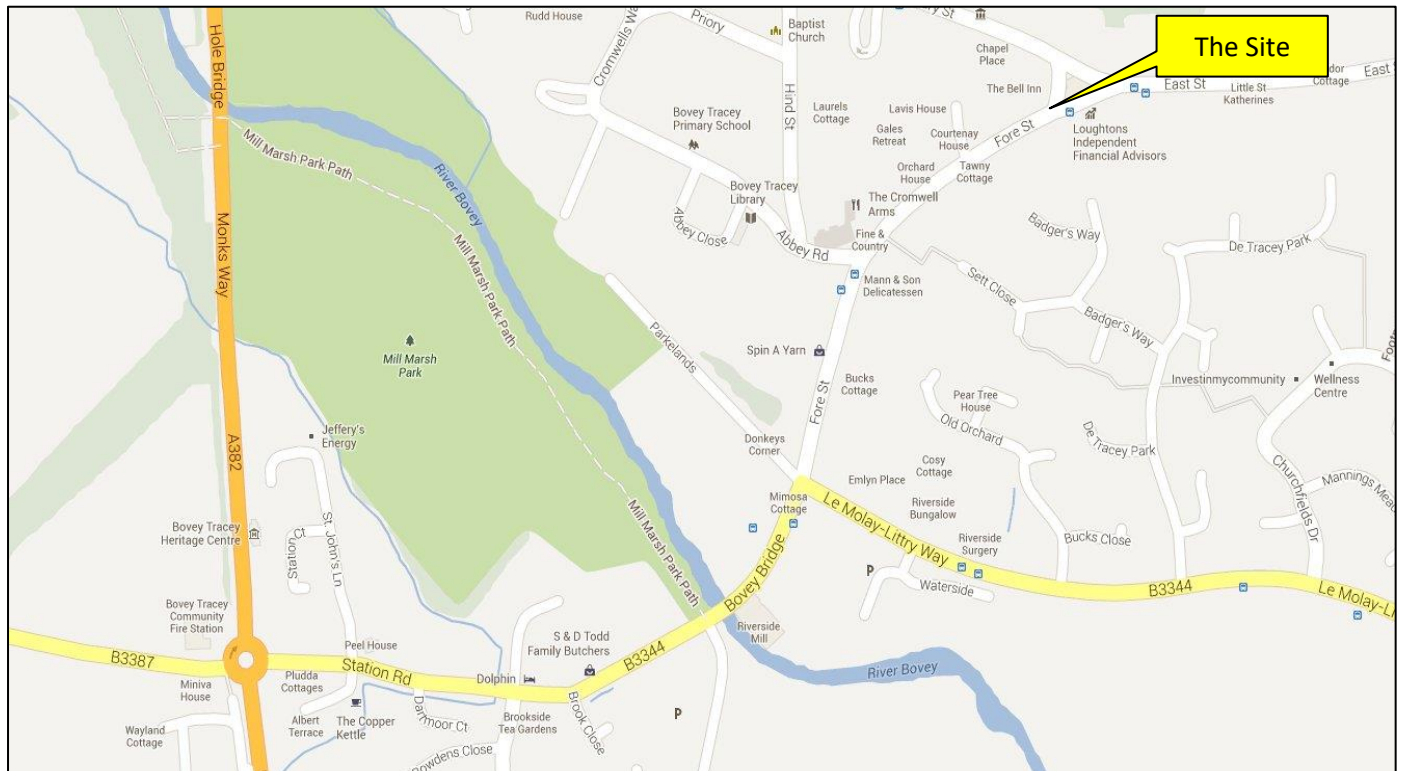
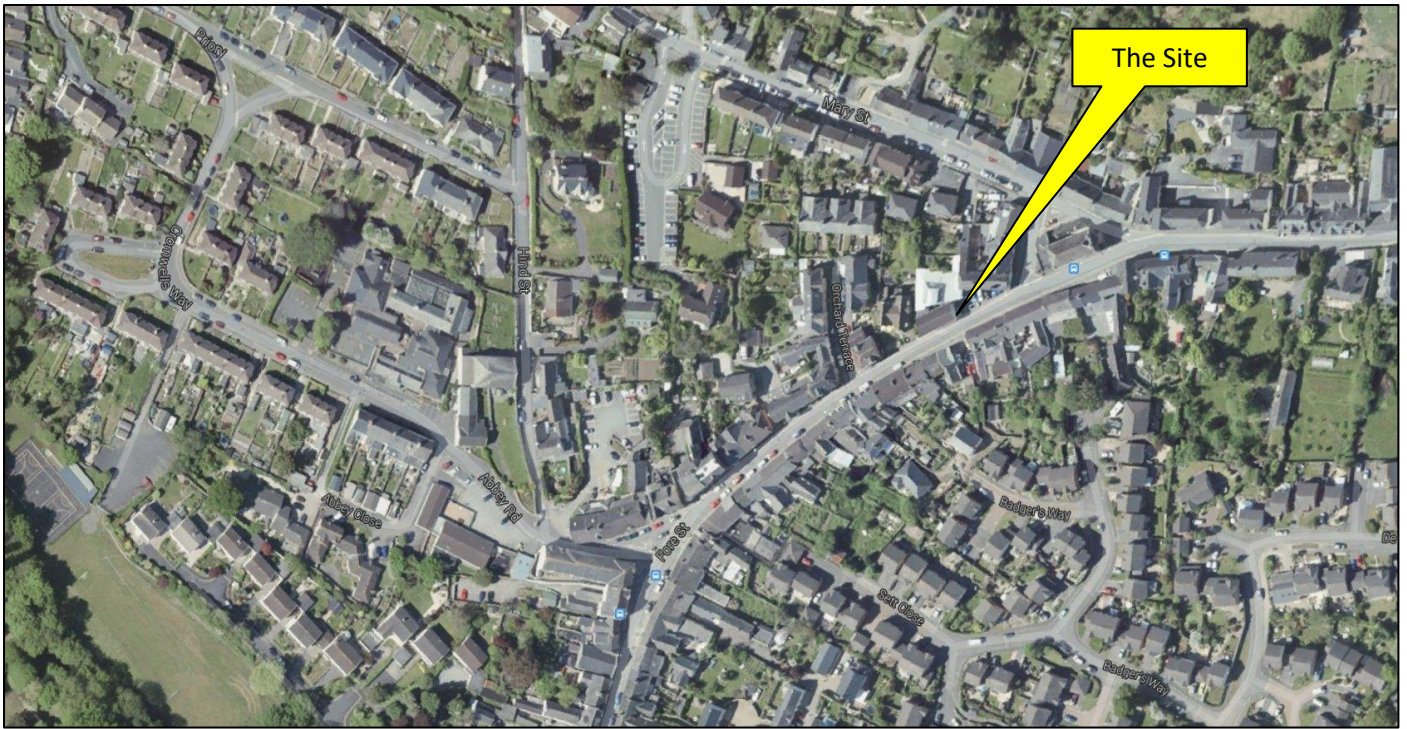
A rent of £10,950 pax is sought for a new 6 year lease, contracted outside of the landlord and tenant act, with a rent review and break clause at the end of the third year. The landlord will be responsible for external repairs and decorations, with the tenant responsible for internal repairs and decorations.



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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing NOON ROBERTS has any authority to make or give any representation or warranty whatsoever in relation to this property. Floorplans are for illustrative purposes only. Please note that NOON ROBERTS uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact NOON ROBERTS. All rentals and prices are exclusive of VAT where applicable.