

# TO LET

## A WELL-LOCATED RETAIL / OFFICE PREMISES IN THIS POPULAR MOORLAND TOWN

Approximately 43.5 sq.m (468 sq.ft) in a prominent town location

**GROUND FLOOR RETAIL / OFFICE PREMISES,  
81 FORE STREET, BOVEY TRACEY, DEVON, TQ13 9AB**



An opportunity to acquire a new lease of this ground floor Retail / Office Premises in a prominent location at the top end of Bovey Tracey, a popular Moorland town. The premises front Fore Street, the main road running through the centre of the town, close to a large public car park. The premises are suitable for a variety of uses including retail, Office or Hair and Beauty use, subject to usual consents.

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### SITUATION AND DESCRIPTION

The premises comprise a ground floor retail area with prominent frontage to Fore Street at the top end of the town. Bovey Tracey is a busy town with a Tesco Local and Co-op convenience store plus a soon to be built Lidl supermarket, and a range of amenities including a primary school, doctors surgery, several pubs and restaurants, two garages, library, cricket pitch and open air heated swimming pool with tennis courts etc. In addition Bovey has a growing reputation for Crafts, including an award winning Craft Festival, the MAKE Southwest craft centre and the Dartmoor Whisky Distillery. The open Moor of Dartmoor with its rugged Tors contrasted by its sheltered coombes are just a few minutes' drive, offering opportunity for walking etc.

The coastal resorts of Torbay 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, Newton Abbot 6.5 miles and Torquay 18 miles distant. The premises are ideally suited to a variety of Retail uses, or as an office, subject to the necessary consents. The premises currently trade as a successful florist, but can be available for early occupation on a new flexible lease.

### ACCOMMODATION

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

#### Retail Area **5.65m x 3.44m (18'6" x 11'3") max**

Approached from Fore Street via a part glazed door to one side with wide glazed display window adjoining. Spot lighting and power as fitted. Laminate floor. Panelling to one wall. Radiator.



#### Lobby / Kitchen **4.07m x 3.82m (13'4" x 12'6") max**

Fitted kitchen area in concealed cupboard comprising stainless steel sink unit with single drainer and storage below. Storage area with shelving as fitted. Gas fired boiler. Door to rear courtyard.

#### Ladies Toilet

Low level WC suite with wash hand basin. Window.

#### Gents Toilet

Low level WC suite with wash hand basin. Window.

#### Office No 2 **3.66m x 2.38m (12'0" x 7'10") max**

Window overlooking rear. Radiator. Carpeted. Strip lighting and power as fitted. Shelving and benching as fitted.



### EXTERNALLY

To the rear of the premises is a small courtyard area with space for a small outside seating area and bin storage.

### RENT AND LEASE

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

### RATES

Rateable Value: - £4,300 2023 Valuation List

A reduction of up to 100% may be available under the Small Business Rate relief scheme. To see if your business or the premises qualify for this discount, please contact the Business Rates department at Teignbridge District Council (01626 361101)

### ENERGY PERFORMANCE CERTIFICATE

An EPC has been obtained, a summary is below. A full copy is available to download from the web site. The rating is: - D 95



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#### LEGAL COSTS

A contribution of £395 plus VAT is required towards the landlord's legal and administration costs in setting up the lease.

#### SERVICES

We understand that mains water, drainage and electricity are available to the premises.

#### VAT

VAT is not payable on the rent on this occasion.

#### VIEWING

Strictly by prior appointment only with the joint sole agent, for the attention of Tony Noon (07831 273148) Ref (0526)



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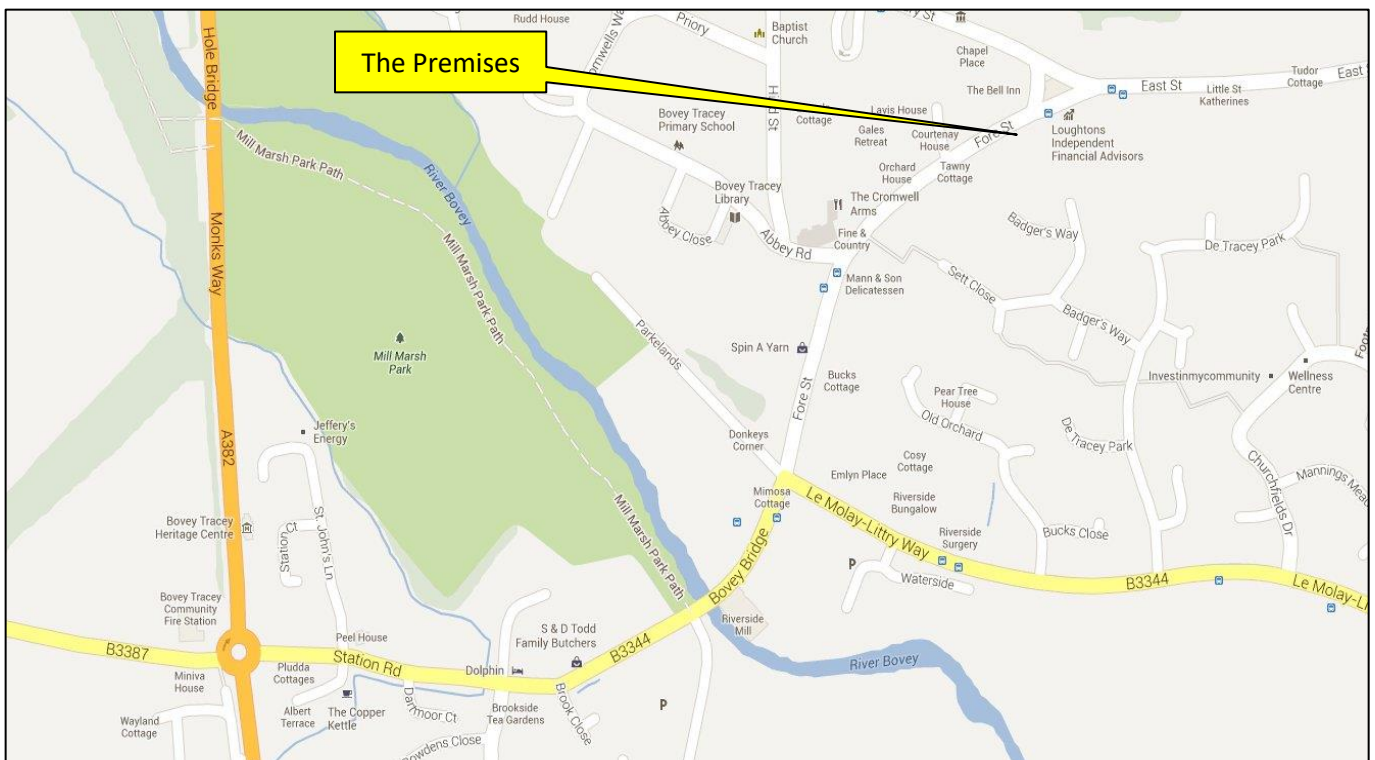




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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances 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.