

TO LET

A PROMINENT RETAIL / OFFICE PREMISES IN THE SOUGHT AFTER PARLIAMENT SQUARE IN THE CENTRE OF CREDITON

Approximately 78 sq.m (840 sq.ft) with 1 parking space at the rear

UNIT B PARLIAMENT SQUARE, CREDITON MID DEVON, EX17 2AW



An opportunity to enter into a lease of this Ground Floor Retail / Office premises located overlooking the popular Parliament Square in the centre of Crediton. The premises would suit a variety of potential users including retail as it is now, or as an Office use such as a Financial Advisor, Estate Agent / Letting Agent. The premises are well fitted and include a car parking space in the rear courtyard.

T. 01392 691007

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EXTERNALLY

To the rear of the property is a shared car parking area with 1 allocated car parking space. Adjoining the building is a public car park with limited stay parking to the road in front.

RENT AND TENURE

A rent of £9,360 pax is sought for a new 6 year effective FRI lease by way of service charge with an upwards only rent review at the end of the third year. A tenant only break clause can also be incorporated if required on the third anniversary. The lease will be granted outside of the security of tenure provisions of the Landlord and Tenant Act. VAT is not payable on the rent.

SERVICE CHARGE

The Service Charge is currently £1,187.62 per annum. This covers a share of the exterior maintenance, buildings insurance, maintenance and lighting of the car park and electric gates plus window cleaning.

RENT DEPOSIT AND REFERENCES

A 3 months rent deposit and references are required, subject to tenant status. Full details available from the agents.

BUILDINGS INSURANCE

The tenants will reimburse the landlords for a fair proportion of the Buildings Insurance premium.

RATES

Rateable Value: - £9,900 (2023 Valuation List)

A reduction of up to 100% may be available under the small business rate relief scheme. To see if you or the premises qualify for this discount, please contact Mid Devon District Council (01884 2342781)

ENERGY PERFORMANCE CERTIFICATE

An EPC has been obtained. A full version is available to download from the web site. The rating is: B 28

SERVICES

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

LEGAL COSTS

A contribution of £395 plus VAT will be required towards the landlords' legal costs, to include abortive costs, for dealing with the granting of a new lease.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0854)



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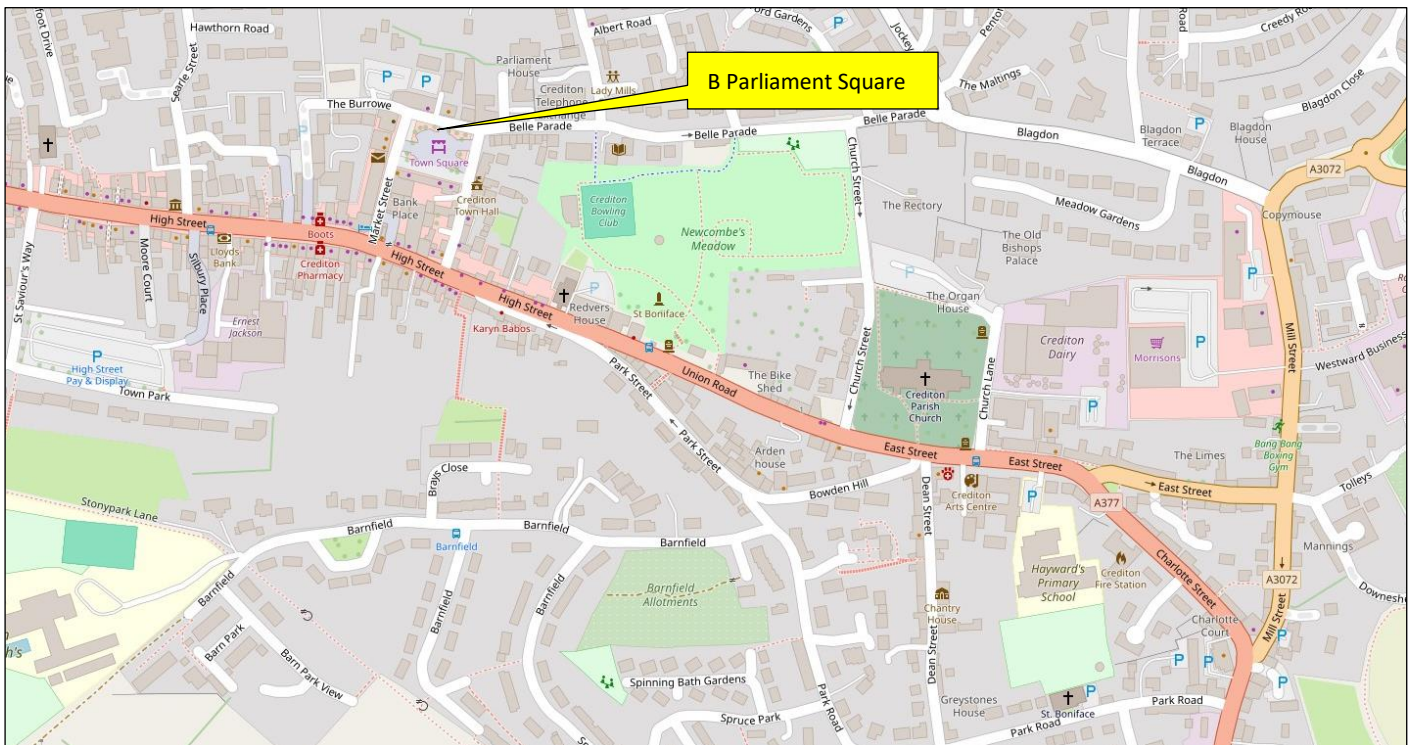
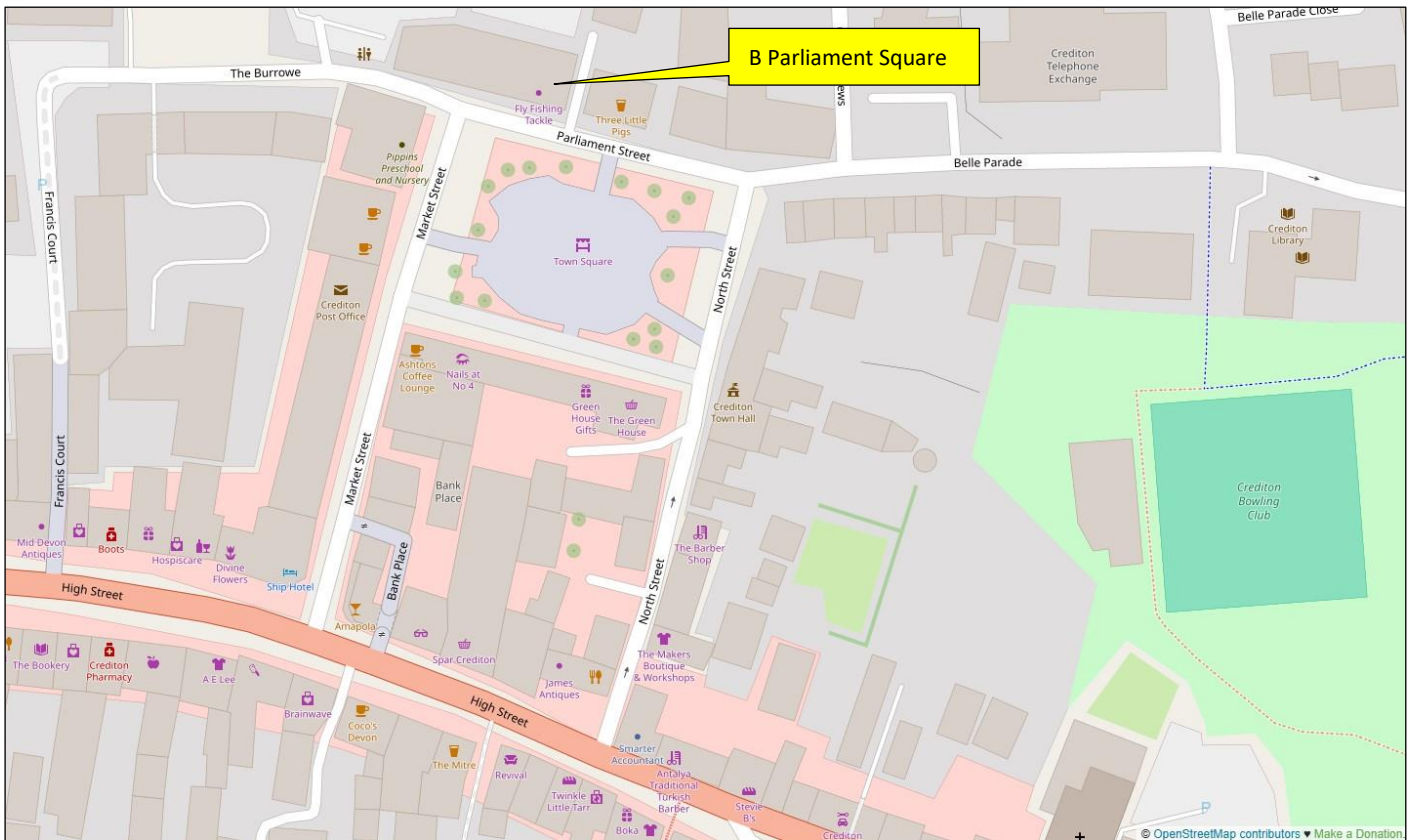
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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances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