



Retail Premises TO LET

43 Avishayes Road, Chard, Somerset, TA20 1NZ

- Lock up shop with Class A5 (Takeaway) planning permission.
- Located in neighbourhood shopping parade, next door to One Stop
- Loading door access to lower ground floor.
- Ground floor sales 634 sq ft plus basement storage 274 sq ft.

New lease by arrangement at £12,500 per annum.

Location

The property is located in a neighbourhood shopping parade in Avishayes Road in Chard, benefitting from a large residential catchment area. There is a One Stop convenience store in the parade.

Description

A ground floor lock up shop with lower ground floor storage in a neighbourhood shopping parade.

Accommodation

Ground Floor Retail	58.9 sq m	634 sq ft
Basement Storage	25.5 sq m	274 sq ft
Total	84.4 sq m	908 sq ft

Planning

Planning permission (Ref: 16/03488/FUL) was granted on 10th November 2016 for 'change of use from Class A1 (retail) to Class A5 (hot food takeaway) and installation of extraction flue.' Hours are restricted from 7am to 11pm.

Business Rates

The valuation office website shows the rateable value to be £4,550 pa.

Small Business Rates Relief of up to 100% is available to some occupiers with rateable values less than £12,000 pa.

Energy Performance Certificate

The property has an Asset Rating of C(71). A full copy of the EPC is available upon request.

Lease Terms

A new effectively full repairing and insuring lease for a term by arrangement is available at a rent of £12,500 per annum.

Service Charge

A service charge is payable, further details on request.

VAT

The property is registered for VAT, therefore VAT will be payable on the rent and service charge.

Legal Costs

The ingoing tenant is to be responsible for the landlord's legal costs incurred in this transaction.

Viewing

Strictly by appointment with joint sole agents:-

Joseph Hughes
Greenslade Taylor Hunt
9 Hammet Street, Taunton,
Somerset, TA1 1RZ
Telephone: 01823 334455
Email: joseph.hughes@gth.net

Tim Wright
RMW Knight
Richmond House Manor Road,
Yeovil, Somerset BA20 1UQ
Telephone: 01934 432044
Email: sales@rmwknight.com



Important Notice –

These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.