TO LET – TOWN CENTRE RETAIL

683 sq.ft. ground floor retail with a further
460 sq.ft. lower ground floor sales

3 FORE STREET, TIVERTON

LOCATION: Tiverton is an expanding town with an estimated catchment population of some 36,000. No. 3 Fore Street is located at the western end of Fore Street with Greenslade Taylor Hunt (Letting Agents and Estate Agents) as immediate neighbours, and Boots beyond them. Fore Street is the Town’s prime retail area.

The Town is served by the A361 North Devon Link Road, which provides a direct route to Barnstaple (some 29 miles to the north-west) and to Junction 27 of the M5 motorway some 6 miles to the east. Tiverton Parkway Railway Station is located next to Junction 27 and Taunton and Exeter are within a half hour’s drive in normal traffic conditions.

DESCRIPTION: The property comprises a ground floor shop with a small kitchen and Wc at the rear and a further sales area, with some character, on the lower ground floor.

PLANNING: The current planning consent is A1 (Shops).

PROPOSED RENT/TERMS: A new lease term on terms to be agreed.
Mettam Ware for themselves and for the vendor or lessor of this property whose agents they are give notice that:

i) these particulars do not constitute any part of an offer or contract; (ii) all statements contained in these particulars are made without responsibility on the part of Mettam Ware or the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement or representation of fact; (iii) any intending purchaser or lessee must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars; (iv) the vendor/lessor does not make or give and neither Mettam Ware nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

**ACCOMMODATION** (floor areas based on Net Internal Area as defined in the RICS Code of Measuring Practice):

**GROUND FLOOR:**
- Gross Frontage: 14’0 (4.27m)
- Shop Depth: 47’8 (14.53m)
- Retail Area: 650 sq.ft. (60.39 sq.m)
- Kitchen: 33 sq.ft. (3.07 sq.m)
- WC: -

**LOWER GROUND:**
- Additional Sales: 460 sq.ft. (42.73 sq.m)

**RATES:** The Valuation Office website attributes the following 2017 rating assessment to the property: Shop & Premises, Rateable Value - £11,000.

**ENERGY PERFORMANCE CERTIFICATE:** See below

**VAT:** All figures quoted are exclusive of VAT.

**VIEWING AND FURTHER INFORMATION:** Please contact Mettam Ware, Telephone 01884 251105.