

HOWARD DOUGLAS

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34 Fore Street, Buckfastleigh, Devon TQ11 0AA

A lock-up shop/office premises located in the main street, directly opposite the local pharmacy

| Heart Of The Town | New Lease | Approximately 400 sq.ft | Available Now On A New Lease

£550 pcm

Situation and Description

These lock-up premises have an excellent display window frontage to Fore Street in the heart of the town.

Neighbouring businesses include a Pharmacy, Searle's Electrical Store, greengrocers, hair salon, Co-op and a number of cafes/eateries.

Buckfastleigh has an active local community and the shops serve numerous outlying villages and rural communities. The A38 is close-by and gives quick access to Plymouth and Exeter

The Accommodation

Glazed window display frontage to Fore Street of around 11' with inset door opening to FRONT SHOP AREA 17' deep x 13'6" wide overall. Two radiators. CLOAKROOM/WC off. Access at rear of room to..

Rear Shop Area

14'6" x 11'6" overall. Velux roof window. Radiator. Sink. Walk-in cupboard housing Ideal gas fired boiler. Emergency rear access door to the outside.

Terms

The premises are available by way of a new 5 year lease with a tenant-only break-clause at the end of year 3.

Rent

£550 per calendar month (£6600 per annum) for the first 3 years with a rent review at the end of year 3.

Legal Costs

The incoming tenant to contribute £90 plus VAT (£108) to application/referencing costs and £200 plus VAT (£240) towards the cost of the lease.

Business Rates

The rateable value at the time of preparing these particulars is £2800. Please note this is not the amount of rates payable and, subject to certain criteria, the premises qualify for 100% Small Business Rate Relief.

Viewing

By appointment through our offices please. Telephone 01364 652656 or email post@howarddouglas.co.uk







