

The logo consists of the lowercase letters 'gth' in a white, serif font, set against a solid red rectangular background.

gth



TO LET

**27 Fore Street,
Chard, Somerset, TA20 1PP**

- A Grade II Listed premises located within a prime retail pitch within Chard's town centre.
- Suitable for various uses available under Class E Use.
- Total floor area of 287.82 sq m / 3,097 sq ft spread over ground, rear first and basement levels.

New lease available by arrangement from £17,500 per annum

Location

The property is located on Fore Street, the main retail pitch within Chard's town centre.

Chard is an expanding town with a resident population of 14,000 located on the A358 and A30 approximately 12 miles south east of the county town of Taunton.

The A303 trunk road linking Exeter to the south east of England is within a few minutes drive, Yeovil is 15 miles to the west and Junction 25 of the M5 motorway is some 10 miles to the north west.

Description

The Grade II Listed property is arranged over ground, rear first and basement levels with restricted display frontage directly onto Fore Street. The property consists of an open plan sales area with offices, safe, stores and WC block at the ground floor with further staff amenities on the rear first floor. The basement contains further store areas. The property also benefits from 5 parking spaces to the rear.

The property is connected to mains electric, water and drainage.

Floor Areas

We have obtained the following net internal floor areas:-

GF Sales	58.66 sq m	631 sq ft
GF Offices	112.29 sq m	1,209 sq ft
GF Stores	19.18 sq m	206 sq ft
FF Staff Room	14.98 sq m	161 sq ft
FF Stores	15.74 sq m	169 sq ft
Basement Stores	66.97 sq m	721 sq ft
Total	287.82 sq m	3,097 sq ft

Business Rates

The property has an asset rating of £30,250.

Energy Performance Certificate

A new EPC has been commissioned and will be available shortly.

Terms

A new full repairing and insuring lease is available for a term by arrangement at a rent of £17,500 per annum.

References/Rental Deposits

Financial, accountancy and other references may be sought from any prospective tenants prior to agreement. Prospective tenants may be required to provide a rental deposit subject to landlord's discretion.

VAT

We are advised the property is not registered for VAT, therefore VAT will not be payable on the rent.

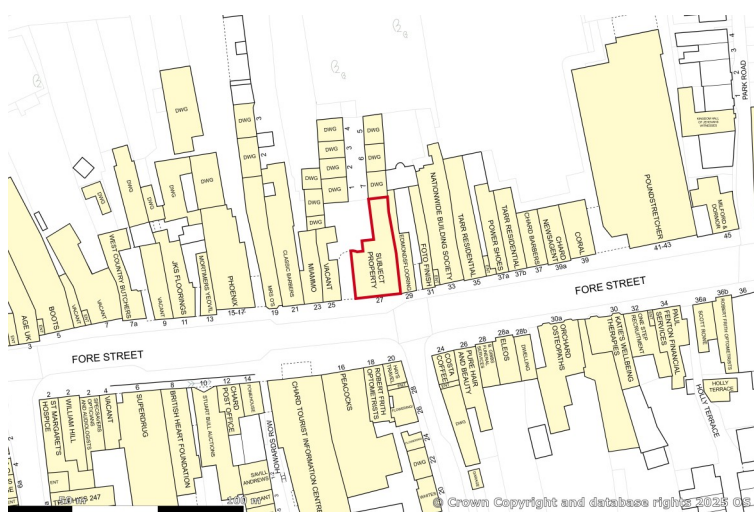
Viewing

Strictly by appointment with sole agents:-

Zack Dennington and Joseph Hughes

Telephone: 01823 334455 Email:

zack.dennington@gth.net / joseph.hughes@gth.net



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.