

TO LET

PROMINENT TOWN CENTRE RETAIL PREMISES WITH STORAGE ABOVE

Ground Floor Retail of approximately 77.3 sq.m (833 sq.ft)
with upper floor storage of 103.8 sq.m (1,118 sq.ft)

122/123 High Street
CREDITON
Devon



An opportunity to acquire a lease on prominent town centre retail premises with two floors of storage above. The premises are suitable for a variety of uses.

ALL ENQUIRIES

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Email: commercial@drewpearce.co.uk

drewpearce 

Chartered Surveyors and Estate Agents

SITUATION AND DESCRIPTION

The premises are prominently located in the High Street of Crediton which is the main arterial route from Exeter to North Devon. The property is surrounded by a number of local, regional and national operators including Boots, Costcutters, Tesco Express, HSBC Bank and Done Bookmakers, and would suit a variety of uses subject to the necessary consents. Until recently the property has traded as a newsagents.

Crediton is a busy market town conveniently located just 8 miles to the South East via the A377 from the Cathedral City and county town of Exeter. Communications are good with access to the M5 motorway and A30 dual carriageway and yet it is set in unspoilt countryside. The town has numerous independent traders plus banks, a library, primary and secondary schools, doctors surgery and a leisure centre. There are many public houses, parks and churches.

ACCOMMODATION

Brief details of the accommodation with approximate maximum dimensions are as follows:

Ground Floor Shop 9.21m x 7.47m (30' 3" x 24' 6")
Double fronted timber shop front with full depth display windows either side of two glazed doors. Strip lights as fitted. To the rear is a corridor providing access to a utility area with work tops and butler style sink and a

Kitchen

Stainless steel sink unit with single drainer and Heatrae Sadia Express water heater over. Window.

FIRST FLOOR Stairs lead to a landing with doors to...

Front Office/Store 1 4.8m x 3.4m (15' 9" x 11' 2")
Two large windows to the road. Good natural light.

Front Office/Store 2 4.55m x 3.54m (14' 11" x 11' 7")
Two windows. Good natural light. Power points.

Toilet

Low level WC suite

Kitchen 4.08m x 3.19m (13' 5" x 10' 6")
Fitted kitchen with range of units under ample work tops with inset stainless steel sink unit and single drainer. 4 ring electric hob with electric oven below. Large window. French doors out onto small balcony area.

SECOND FLOOR Stairs up to landing with doors to

Store 3 4.52m x 3.47m (14' 10" x 11' 5")
Two windows. Good natural light.

Store 4

Hot water cylinder with electric immersion heater,

Shower room 3.54m x 2.7m (11' 7" x 8' 10")
Wash hand basin, shower cubicle with MIRA Sport electric shower unit; low level WC suite. Door to attic storage.

A second staircase leads from the first floor to the second half of the building with a landing and doors to....

Store 5 3.42m x 2.2m (11' 3" x 7' 3")
Window power points.

Store 6 3.44m x 2.52m (11' 3" x 8' 3")
Window power points.

Store 7 4.64m x 3.36m (15' 3" x 11' 0")
Room to the rear of the building. Window. Staircase leading up to further third floor attic storage.

EXTERNALLY

To the rear is a yard with an open fronted store accessed from the kitchen area or double gates to a side alley.

LEASE

Premises are available by way of a sub-lease for a term to be agreed at an initial rent of £5,000 pax.

PREMIUM

No premium is sought. Incentives may be available.

LEGAL COSTS

Each party to bear their own legal costs.

SERVICES

Mains water drainage and electricity are available.

RATES

Please contact Mid Devon District Council on 01884 255255 for the current rates payable.

VIEWING

Strictly by prior appointment only with the sales agents Drew Pearce for the attention of Mike Henderson or John Daborn

drewpearce

Chartered Surveyors and Estate Agents

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