

TO LET

TOWN CENTRE PURPOSE BUILT RETAIL UNIT WITH EXCELLENT WINDOW FRONTAGE, STORAGE AND STAFF FACILITIES

Ground Floor Retail of approximately 72.3 sq.m (778 sq.ft)

40 Red Lion Yard
OKEHAMPTON
Devon



An exceptional opportunity to acquire a new lease on modern premises in a popular precinct in the heart of this thriving market town.

ALL ENQUIRIES

Tel: 01392 201748
Email: commercial@drewpearce.co.uk

drewpearce 

Chartered Surveyors and Estate Agents

SITUATION AND DESCRIPTION

Red Lion Yard is an attractive and busy pedestrianised precinct comprising a range of independent shops, a café, restaurant and cinema. It links the main High Street with the Waitrose and Somerfield supermarkets where there are excellent parking facilities.

Okehampton is a thriving market town situated just off the main A30 dual carriageway linking Exeter with Cornwall.

ACCOMMODATION

Brief details of the accommodation with approximate measurements are as follows:

Main Shop 13.22m x 7.78m max (43' 3" x 25' 5" max)

The shop features extensive window space which extends to approximately 14.48m (47ft). There is a suspended ceiling, night storage heater and an electric heater over the main door.

Store Room 3.21m x 2.32m (10' 5" x 7' 6")

With electricity consumer units; suspended ceiling; electric heater.

Kitchenette 2.0m max x 1.32m (6' 5" max x 4' 3")

Hand wash basin, electric water heater, suspended ceiling.

Separate WC

Suspended ceiling.

Storage Area 10.65m x 1.72m (34' 9" x 5' 6")

With access doors to both the car parking area, and the precinct itself.

TENURE

A new internal repairing and decorating lease is available on flexible terms.

RENT

On application

VAT

All figures quoted are exclusive of VAT where applicable under the Finance Act 1989 & 1997, VAT may be levied on the rental price. We recommend any prospective tenant establishes the VAT implications before entering into an agreement.

LEGAL COSTS

Both parties will be liable for their own legal costs involved in this transaction.

SERVICES

Mains water, electricity and drainage are available.

RATES

Rateable value £7,300.

Prospective tenants are advised to enquire with West Devon Borough Council 01822 813600 as to the rates payable and whether or not they are eligible for small business rate relief.

VIEWING

Strictly by prior appointment with the landlord's sole agents, Drew Pearce, for the attention of Mike Henderson.

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Property ref: 60-2932

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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing DREW PEARCE has any authority to make or give any representation or warranty whatever in relation to this property.
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