

Cullompton - 35 Fore Street, Devon EX15 1JS
Retail Shop to Rent



BLUE ALPINE

PROPERTY CONSULTANTS



Cullompton - 35 Fore Street, Devon EX15 1JS

Retail Shop to Rent



Property Features:

- Comprises ground floor retail shop
- Suitable for variety of uses (Class E)
- VAT is NOT applicable to this property
- Available on a new lease with flexible terms
- Situated in a central position on Fore Street within the heart of Cullompton, with occupiers nearby including Nisa Local, Coral, Butchers, Public House and Nail Salon, amongst others.

Property Description:

Comprises mid-terrace ground floor shop, providing the following accommodation and dimensions:

Ground Floor: 30 sq m (323 sq ft)

Open plan retail, kitchen, storage, wc



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Terms:

Available on a new lease with terms to be agreed by negotiation

Rent Year 1: £95 per week (£411.67)

Rent Year 2: £115 per week (PCM: £498.33)

Deposit: £1,495

Rateable Value:

Rateable Value - £5,900 p.a.

Rates Payable - £0*

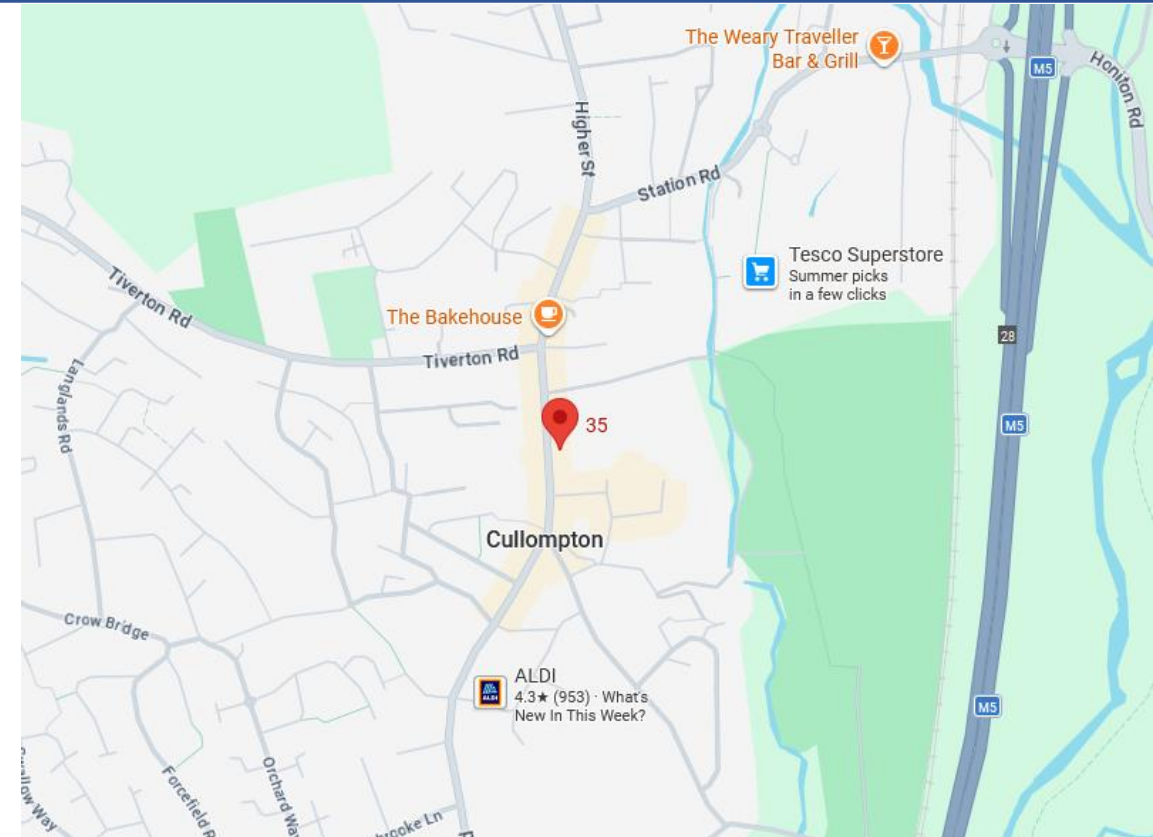
*Note - Small business rates relief available (subject to terms)

EPC:

The property benefits from a C Rating. Certificate and further details available on request.

Location:

Situated in a central position on Fore Street within the heart of Cullompton, the location offers a range of nearby amenities including independent retailers and cafés, together with easy access to nearby bus stops. The property is also well placed for access to the M5 motorway giving access to surrounding areas. Occupiers nearby including Nisa Local, Coral, Butchers, Public House and Nail Salon, amongst others.



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Contacts:

For further information or to schedule a viewing, please contact a member of our team below.



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