

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: £140 per week (PCM: £606.66)

Deposit: £1,820 (3 Months)

### Rateable Value:

Rateable Value - £5,900 p.a.

Rates Payable - £0\*

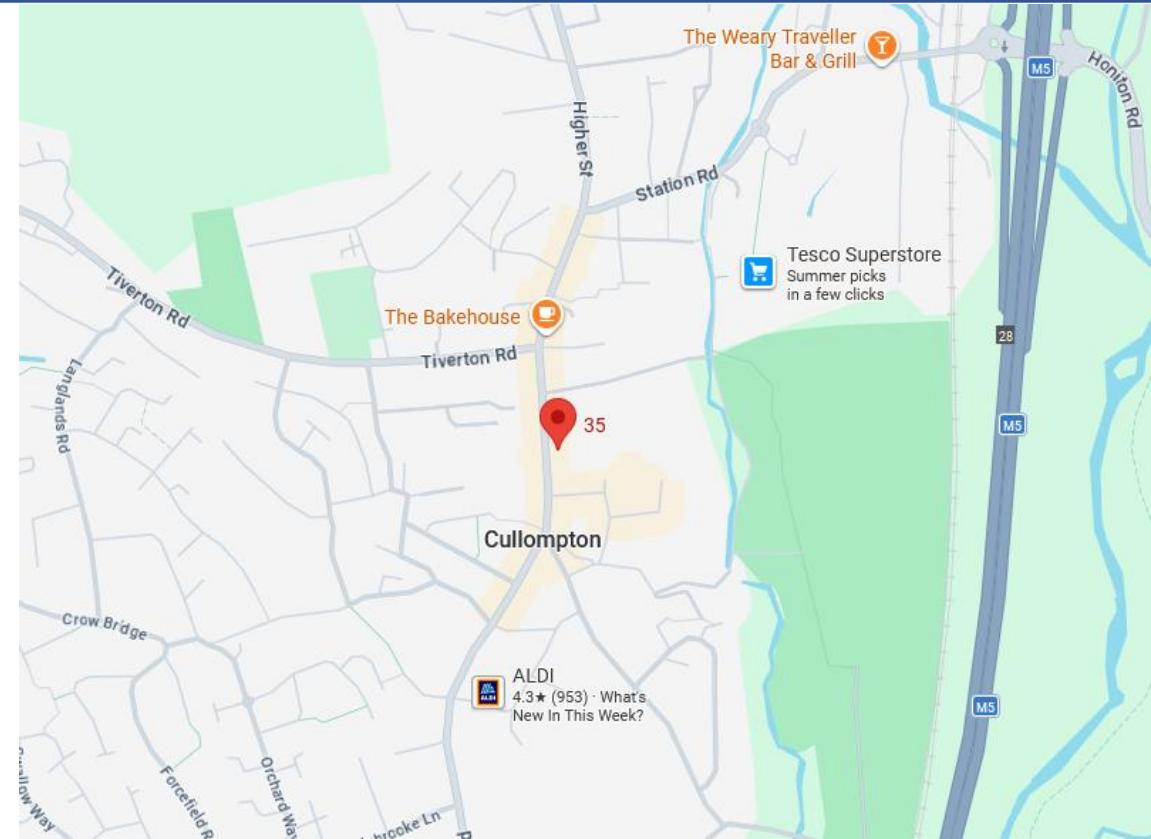
\*Note - Small business rates relief available (subject to terms)

### 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.



Daniel Bean  
Senior Property Consultant  
M: +44(0)7881 013606  
E: daniel@bluealpine.com



Eric Yi  
Property Consultant  
M: +44(0)7342 484509  
E: eric@bluealpine.com



Sam Georgev  
VP Sales & Lettings  
M: +44(0)7554 557088  
E: sam@bluealpine.com



Callum Dormer  
Sales & Lettings  
M: +44(0)7766 753302  
E: callum@bluealpine.com

### Address:

Blue Alpine Partners Limited  
Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ  
Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

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