

# TO LET

## RECENTLY REFURBISHED FIRST FLOOR OFFICE IN THE CENTRE OF THIS POPULAR MOORLAND TOWN

Approx. 21 sq.m (226 sq.ft) in a prominent town centre location

### FIRST FLOOR OFFICE , 53A FORE STREET BOVEY TRACEY, DEVON, TQ13 9AB



This offers an opportunity to acquire a new flexible lease of this recently refurbished first floor town centre Office / Studio premises in the centre of the sought after Moorland town of Bovey Tracey. The premises offer self-contained accommodation with an external entrance from Fore Steet with kitchen, toilet and shower and would be suitable for a wide variety of users, subject to the usual consents.

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#### SITUATION AND DESCRIPTION

The premises comprise a spacious first floor office / Studio accessed directly from Fore Street via a staircase leading to a shared landing with door to the Suite. The premises are well located in the heart of the town, close to the Tesco Express, a Spar with Post Office and a wide range of local retailers. Bovey Tracey offers a range of everyday shops and amenities, including a primary school, doctors surgery, several pubs and restaurants, two garages, library, cricket pitch and open air heated swimming pool with tennis courts etc. The open Moor of Dartmoor is just a few minutes' drive away, with the coast at Teignmouth just 20 minutes drive.

Newton Abbot with its mainline railway station is approximately 6 miles distant, with the coastal resorts of Torbay also within easy driving distance, as is the Cathedral city of Exeter which offers a wide range of work, shopping and leisure facilities in addition to mainline rail services to London (Paddington) and a growing regional and international airport. Exeter and the M5 Motorway are approximately 15 miles distant with Plymouth and its Cross Chanel Ferry Port approximately 40 miles distant. The premises have recently been refurbished including redecoration and a new toilet, shower and kitchen, and would suit a variety of potential users.

#### ACCOMMODATION

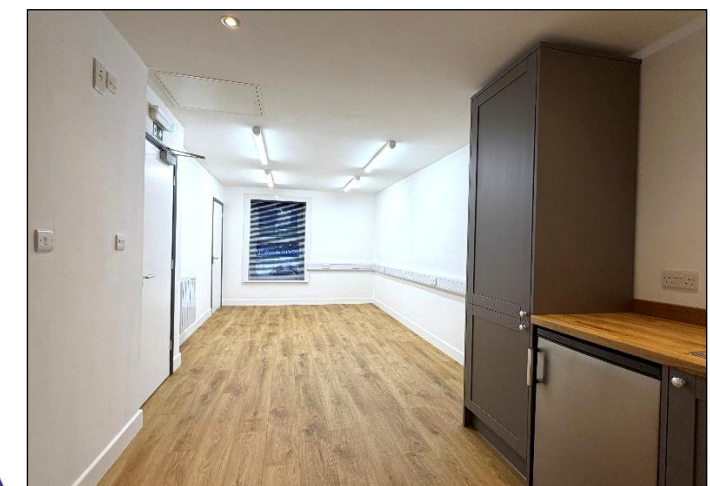
Brief details of the existing accommodation with approximate maximum internal dimensions are as follows:-

##### First Floor Office

7.24m x 2.92m (23'9" x 9'7") max

Door on Fore Street leading up to landing with door to .....

Spacious room with windows to the front and rear. LED lighting as fitted. LVT flooring. Dado trunking to 2 walls. Electric wall mounted heater. Over stairs storage cupboard. To one end is a ..



##### Kitchen Area

Worktop with inset stainless steel sink unit and drainer. Under counter fridge. Shelving as fitted above. Power as fitted.

##### Toilet / Shower

WC suite with wash hand basin. Glazed shower cubicle with Mira electric shower unit with tiled surround.

#### RENT AND TENURE

£5,700 pax (£475 per month) is sought for a new flexible 6 year lease with a rent review at the mid-way point and tenants only break clauses at the end of the 2<sup>nd</sup> year and then annual breaks for the remainder of the term. The Landlord will be responsible for the external repair and decoration, with the tenant responsible for the internal repair and decoration. VAT is not charged on the rent.

#### RATES

Rateable Value: - To be assessed

A reduction of up to 100% may be available under the Small Business Rate relief scheme. To see if you or the premises qualify for this discount, please contact Teignbridge District Council Business Rates department (01626 361101)

#### ENERGY PERFORMANCE CERTIFICATE

An EPC has been obtained a copy of which is available to download from the web site. The rating is: C 55

#### LEGAL COSTS

Each party to bear their own legal costs in this transaction.

#### SERVICES

We understand that mains water, drainage and electricity are available to the premises.

#### VIEWING

Strictly by prior appointment only with the joint sole agent, for the attention of Tony Noon (07831 273148) Ref (0905)



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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings 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 NOON ROBERTS has any authority to make or give any representation or warranty whatsoever in relation to this property. Floorplans are for illustrative purposes only. Please note that NOON ROBERTS uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact NOON ROBERTS. All rentals and prices are exclusive of VAT where applicable.