



**DOUBLE FRONTED RETAIL UNIT TO LET
CLOSE TO THE TOWN CENTRE**

15 CHINGSWELL STREET

BIDEFORD, NORTH DEVON EX39 2NF

THE SITUATION

The premises are prominently located at the junction of Bridgeland Street and Chingswell Street in an edge of town centre position and benefit from a good level of passing and chance trade. There is car parking close by.

THE ACCOMMODATION

The premises are arranged as a double fronted shop unit, with storage, kitchen and toilet facilities, benefiting from the following approximate areas :-

Retail	c.680 sq ft (63 sq m)
Storage	c.500 sq ft (46 sq m)

Specification of the unit includes twin retail display windows, wood effect flooring, strip and spot lighting, counter, shelving etc. The premises are licensed.

TERMS

The premises are to be made available by way of a new lease at a rent of £10,000 p.a.x. The equivalent of 2 months rent will be required by way of a rent guarantee premium.

PLANNING

A variety of uses within Class E of the Town & Country (Use Classes) Order.

RATES

Rateable Value: £9,500.

We would recommend that interested parties make their own enquiries to the Local Rating Authority for verification purposes. Torridge District Council 01237 428700



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