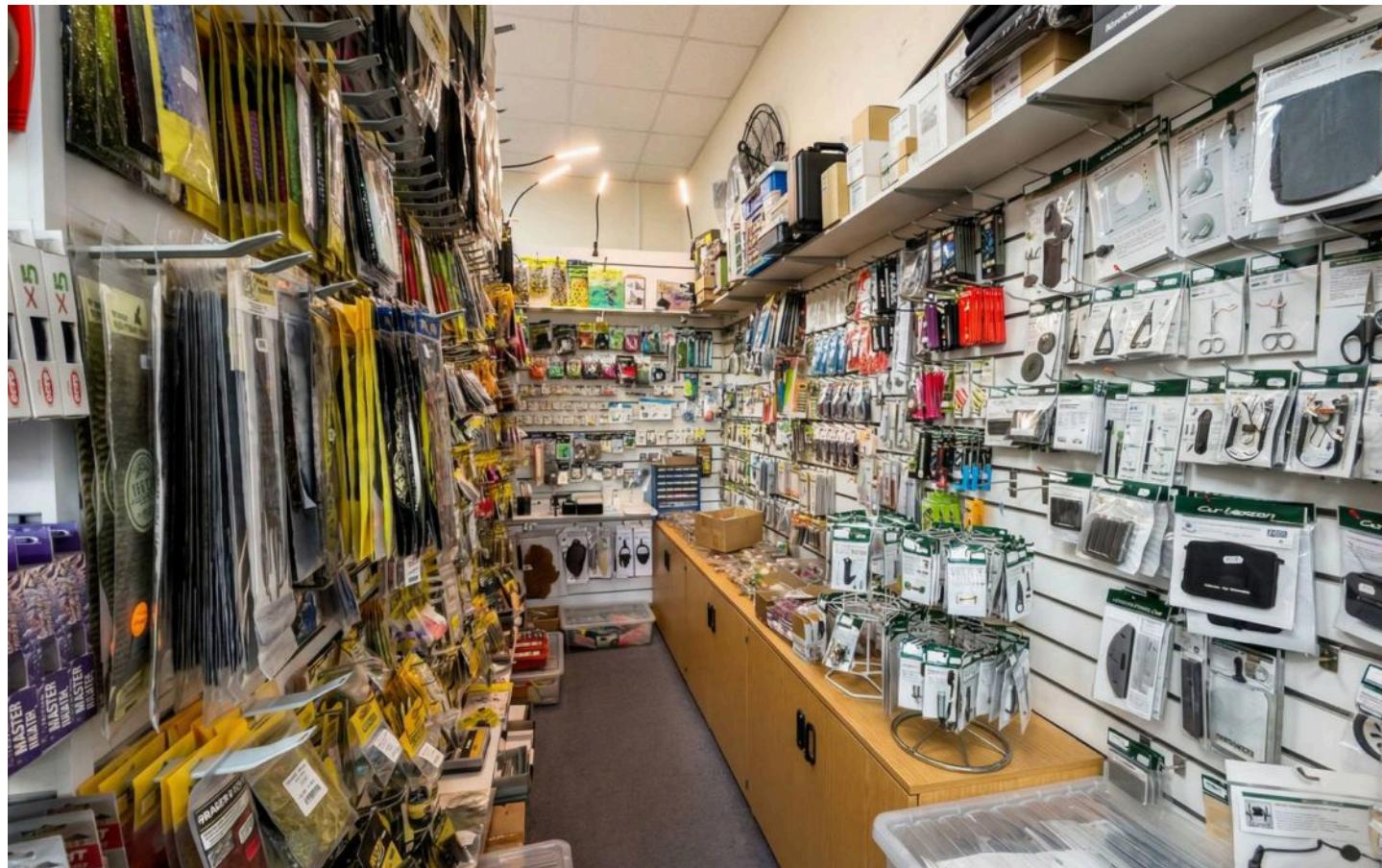




Unit B, Parliament Square Parliament Street
£780 pcm



Unit B on Parliament Square, Crediton offers a great opportunity for lease of a very accessible, ground floor premises (78sqm) of space at the town square, which is the highest footfall and most sought after area for commercial and retail space in the growing town of Crediton. The premises have been occupied by the current lease holder for over 7 years and the business is closing due to retirement.

The premises consist of Ground Floor Retail Area 10.43m x 8.99m (34'3" x 29'6") max 2 large glazed display windows overlooking Parliament Square with a glazed entrance door and side panel to one side.

Suspended ceiling with integrated LED lighting. Power as fitted in skirting trunking. Night store heaters with wall mounted aircon unit. UV film to the front window, along with Kitchen 2.46m x 1.95m (8'1" x 6'5") max, worktop with inset stainless steel sink unit and single drainer with cupboards under. Wall cupboards. Space for fridge. Tiled floor. Power points as fitted, accessible toilet with low level WC suite and wash hand basin.

Storage cupboard. LED lighting. To the rear of the premises there is one designated parking space as well as time limited parking on street at front and adjacent public local authority car park.



Terms;

Available - Early to Mid March

Lease period - Flexible

Lease - £780pcm

Service charge - £1187.62 to cover share of exterior maintenance, window cleaning, car park lighting etc

Rateable value - £9900 (2023 valuation list) which for single premise operator would mean 100% relief from Business rates*

*Lessee responsible for confirming this

EPC - B28

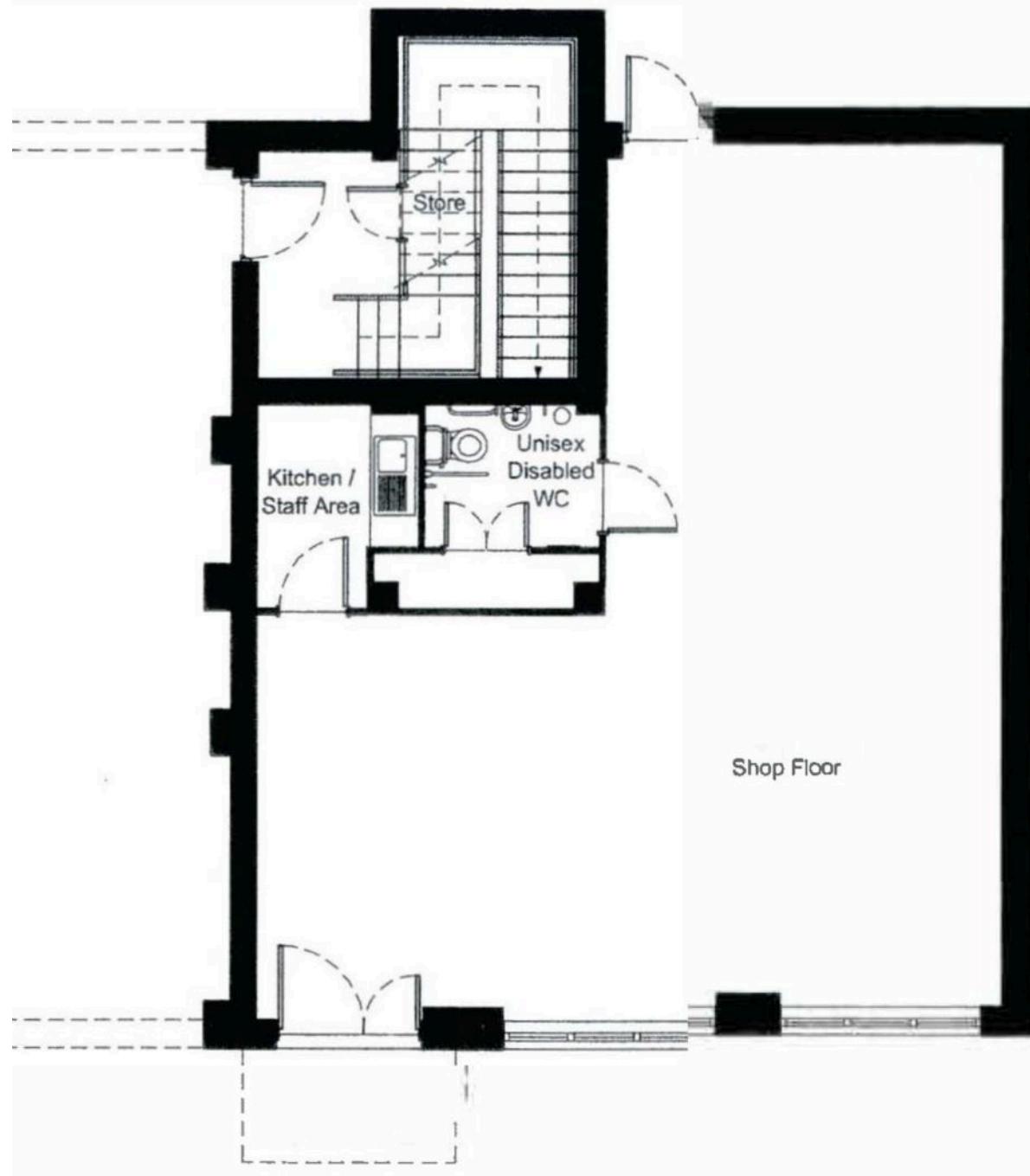
Buildings insurance - Lessee will reimburse landlord for fair proportion

Services - Mains water, electricity

Legal costs - A contribution of 50% of landlords legal costs for lease preparation

Viewings - Normally able to offer viewings between 9-4pm Monday to Friday but only by appointment







Helmores

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances – All measurements are approximate.