

# HOLSWORTHY

LOCK UP SHOP PREMISES

**TO LET**

28.60 m<sup>2</sup> (308 ft<sup>2</sup>)



**5 THE SQUARE, HOLSWORTHY, DEVON, EX22 6HB**

Victoria House • Victoria Street • Taunton TA1 3FA

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**01823 353033**

## LOCATION

Holsworthy, population circa 2,250, is situated some 40 miles to the north west of Exeter, and nine miles to the south of Bude, at the junction of the A3072 and the A388. The property is situated within prime retail pitch on The Square, with adjoining occupiers including numerous regional/local traders. (Please see plan attached). The Square accommodates a weekly Wednesday market.

## DESCRIPTION

The property comprises the ground floor commercial element of a terraced three storey period building, and provides a prominent ground floor retail showroom together with staff kitchenette and WC. Servicing is through the frontage. Limited on street parking is available in The Square nearby, and the town has plenty of parking within the municipal town centre car park located to the rear of the property.

The property has established A2 (Business/Financial Service) use, and offers potential for A1 (Retail), and A3/A4/A5 (Food and Drink), now E Class, uses under the Town and Country Planning (Use Classes) Order 1987. Interested parties should make enquiries to Torridge District Council (Tel 01237 428700).

## FLOOR AREAS

	m <sup>2</sup>	sq ft
Ground floor – Sales Area	26.44	(285)
Ground Floor – Kitchenette	2.16	(23)
Total	<b>28.60</b>	<b>(308)</b>

## LEASE TERMS & RENT

The property is offered to let as a whole on a new contributory full repairing and insuring lease subject to three yearly rent reviews.

**The commencing rental shall be £6,750 per annum exclusive**

## RATES & ENERGY PERFORMANCE

The entry within the 2023 Rating List relating to the property is as follows:

Description	Rateable Value
Shop & Premises	RVE 4,000

For details of rates payable please contact Torridge District Council (Tel 01237 428700)

Energy Performance Certificate: **Band C53**

## LEGAL COSTS

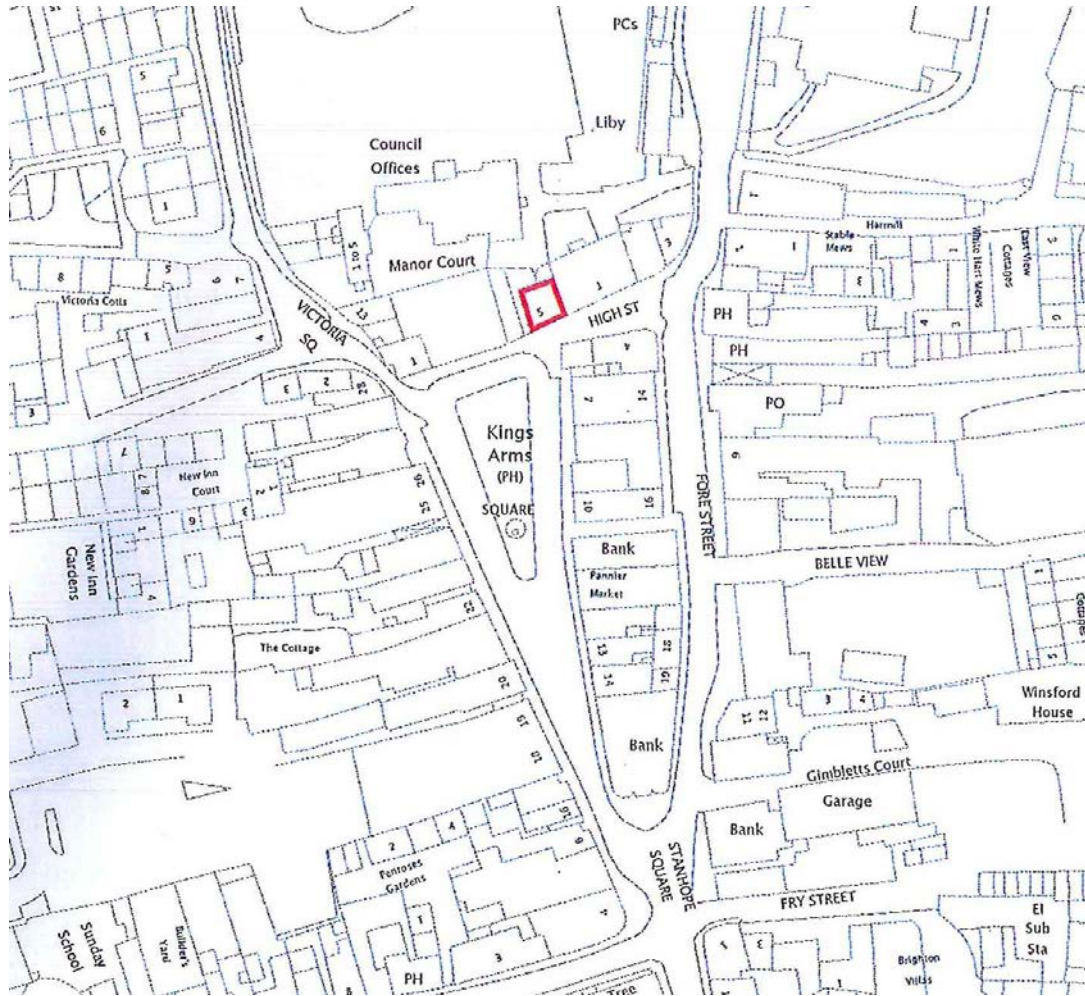
The ingoing tenant shall be responsible for both parties legal costs incurred in the transaction.

## FURTHER INFORMATION AND VIEWING

**Please contact:**

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**NOT TO SCALE**

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