



# ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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## RETAIL UNIT TO LET

**10 FORE STREET, CHARD,  
SOMERSET, TA20 1PH**

**Ground Floor Sales Area  
193.60 sq m (2,084 sq ft)**

### Location

The subject premises front the prime section of the High Street located adjacent to **British Heart Foundation**. Other retailers in the locality include **Boots Opticians Peacocks, Superdrug** and **Specsavers** as can be seen from the attached traders extract.

### Description

The premises comprise a terrace retail unit arranged over ground, first and second floor levels being of brick construction surmounted by a pitched tiled roof.

Ground Floor Area	193.60 sq m	2,084 sq ft
Ground Floor Sales	35.63 sq m	383 sq ft
First Floor	96.54 sq m	1,039 sq ft
Second Floor	31.96 sq m	344 sq ft

**These areas have been supplied by a third party and have not been verified by us.**

### Lease

Available by way of a new sublease expiring 24<sup>th</sup> March 2023 without review excluding sections 24-28 of The Security of Tenure Provisions of the Landlord and Tenant Act 1954 part II. Longer lease term subject to negotiation.

### Commencing Rental

£29,500 per annum exclusive of Business Rates and VAT.

### Rating Assessment

Rateable Value	£29,500
Rate in £ (2018/2019)	48.0p
Rates Payable	£13,747

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable.

### EPC / Floor Plans

Available upon request.

### Legal Costs

Each party are to be responsible for their own legal costs incurred within the proposed transaction.

### Viewing

Strictly by appointment with the sole retained agent:-

### Barry Muggridge

**Rowley Hughes Thompson LLP**

Direct Tel: 0117 970 7534

Email: [barrym@rhtretail.co.uk](mailto:barrym@rhtretail.co.uk)

Date prepared March 2019. All transactions are stated exclusive of VAT. Subject to Contract.

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