

FOR SALE/TO LET

Boden Street, Chard

Hartnell
TaylorCook



Contact

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LOCATION - TA20 2AX

The property is situated in the centre of the popular Somerset market town Chard and located off the main high street (Fore Street) on the corner of Boden Street with Commercial Row. Chard has a population of some 13,000 persons as at the 2011 census however, the town is undergoing regeneration with development plans for 1,700 new homes by 2026.

DESCRIPTION

The property comprises a purpose-built supermarket adjoining a customer car park providing some 54 spaces on a total site area of circa 0.86 acres (0.35 hectares).

Lidl have applied for planning to relocate within Chard and subject to permission it is anticipated that their existing store on Boden Street will be available by the spring 2019.

ACCOMMODATION

The accommodation is wholly on the ground floor with the following approximate gross internal areas.

Ground floor 13,495 sq ft (1,253 sq m)

TENURE AND TERMS

The property is freehold and is being offered on a new FRI lease for a minimum period of 10 years at a commencing rental of £135,00 per annum exclusive.

The sale of the freehold will be also be considered.

VAT

We understand the property has been elected for VAT purposes.

RATES

Rateable Value: £144,000.00

UBR 0.48p

Rates Payable: £68,976.00

Please verify the actual rates payable with the local authority

PLANNING

The property has A1 food planning permission.

Interested parties are advised to verify the planning permission with the local authority and the potential of alternative uses, if required.

LEGAL COSTS

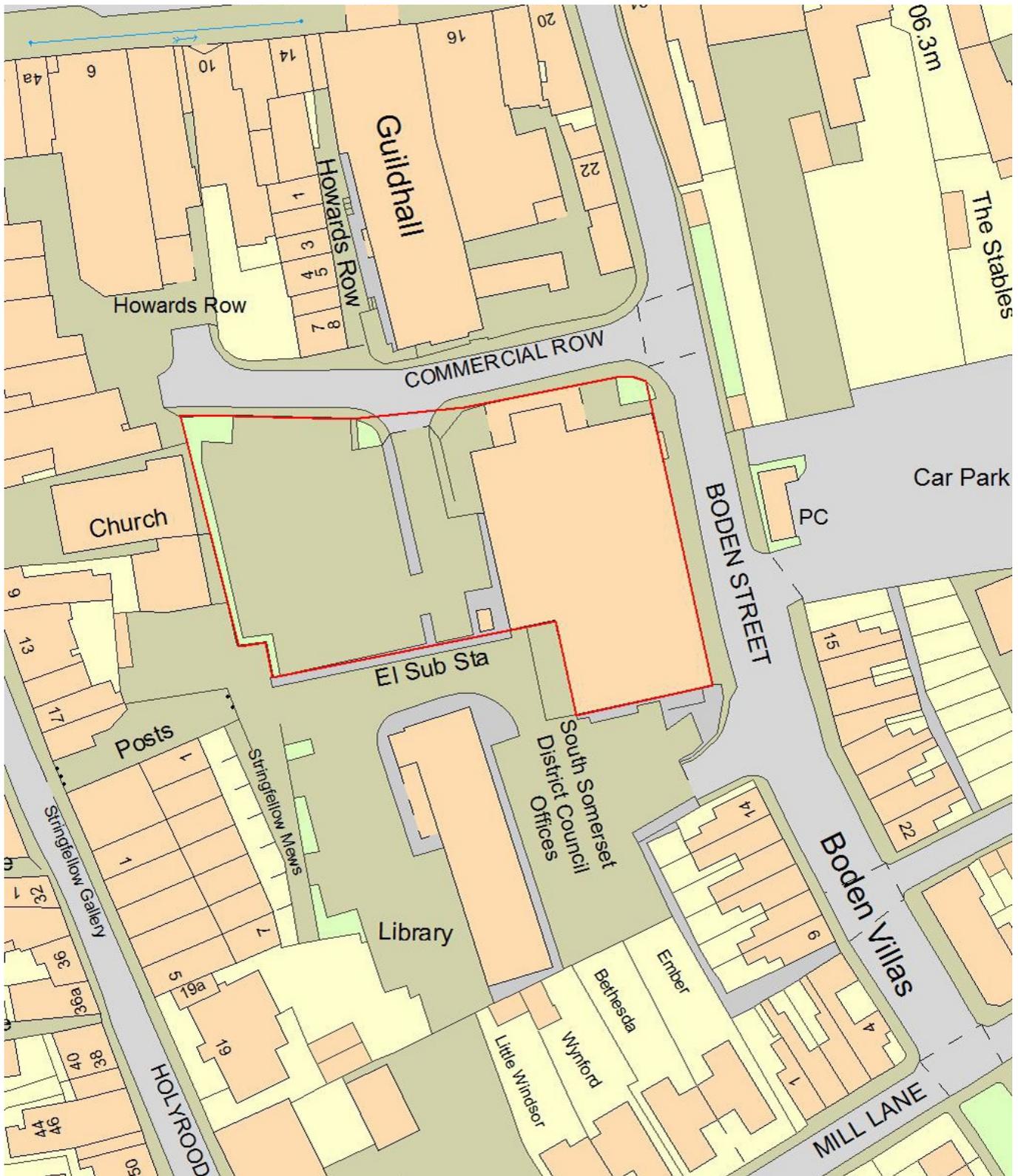
Each party to be responsible for their own legal costs incurred in any transaction.

VIEWING

For further information or to arrange an inspection, please contact the above.

Bristol Office
Somerset House
18 Canynge Road
Clifton
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htc.uk.com



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