

Established

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1816

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REF: DRC0586

**68 THE SQUARE  
CHAGFORD NEWTON ABBOT**

**Spacious Leasehold Shop/Office Premises With A Wide Display Window In A  
Prime Trading Position In The Centre Of Chagford.**



**Approx 35 Square Metres (380 Square Feet)**

**ANNUAL RENT OF £6,600**

**68 The Square** is a spacious leasehold premise with a generous glass display frontage to the street in a prime location in the centre of the town with a computer shop and the veterinary surgery to one side and the town's bakery almost opposite to ensure a good footfall of passing pedestrian traffic. It is currently in use as a retail jewellers and it will be available in time to prepare for the summer visitor season.

From the commercial point of view **Chagford** is an attractive location. There is a good year round population with a propensity to purchase goods and services locally plus one of the longest tourist seasons in the South West to ensure a continual supply of potential new customers. The ancient stannary town lies deep in the Dartmoor National Park and is a superb location from which to access the open spaces of the high moor as well as the wooded, pastoral landscape of the nearby Teign Valley. With a thriving community, it has a comprehensive range of shops and other businesses including banks, inns, a primary school, medical, dental and veterinary facilities, churches and a garage. Despite the deeply rural atmosphere of the town, the A30 dual carriageway is only approximately 5 miles away for easy access from the motorway and rail networks.

#### **The Premises (with approximate dimensions)**

**Front Room: 24'4 (7.42m) deep x 13'10 (4.22m) wide at window narrowing in the rear part to 8'6 (2.59m) approx**

**Display window, 12'4 (3.76m) wide with 4'11 (1.5m) deep stand for display window.**

**An extensive range of halogen space and display lighting is in place and the premises are alarm equipped.**

**Cloakroom/storage area: hand basin, electric consumer and alarm panels.**

#### **The Lease**

**It is proposed that a new lease be offered for an initial three year period with a tenant's break clause option at the end of the second year. The period of notice shall be 6 months.**

**The initial rent: £6600 per annum, equating to £550 per calendar month.**

**The rent shall be subject to review after 2 years.**

**We understand that the business rates are currently £175.00 per month.**

**The leaseholder shall be liable to pay half of the insurance premium for the building and shall be liable for the cost of the preparation of the lease**

**VIEWING:** By telephone appointment through Rendells Estate Agents, Tel: 01647 432277

#### **THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

#### **DATA PROTECTION ACT 1998**

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the TEAM Association Consortium Company of which it is a member and TEAM Association Limited for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request ) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.