

fowlers
properties

HIGH STREET

fowlers
properties
FOR RENT
01647 433595
fowlersproperties.co.uk

10 High Street
Chagford, Devon TQ13 8AJ

£10,000 per annum Leasehold



The Property

10 High Street is located in a prominent corner position on the pedestrian and vehicular route to the town square from the car park. It is just opposite the pretty churchyard and the Parish church of St Michael's, and in the past this has been the site of a number of successful businesses including an award winning florist, a high quality glass gallery and a thriving corner shop. The premises is bright and spacious with high ceilings and two large multi paned display windows looking out onto High Street, fitted shop floor lighting, a mirrored changing room and a recessed store with shelving. The property has a private w.c. for staff. This has been an ideal location for many businesses over the years and could be for you too. Fowlers would be happy to arrange a viewing.

Services

Mains electricity, water and drainage.

Business rates

Business rates will be assessed once a new business is in place and may attract Business Rate Relief.

Directions

From Fowlers go to the top of The Square and turn left. Walk along High Street alongside the churchyard and pass the Three Crowns, Green man Tea room and the Globe Inn and No.10 is on the right at the corner.

Retail area

17' 8" x 17' 5" (5.38m x 5.3m) plus access to the store and changing room

This is a bright retail space with two large front display windows and a large side facing sash window. The high ceiling has twelve twin directable spotlights and there are twelve twin power points. Set in an original fireplace is a cast iron range sitting on a granite hearth, which is decommissioned, but which offers an attractive character feature to enhance the ambience of the room.

Changing area

5' 5" x 3' 5" (1.65m x 1.04m)

With mirrors to two walls and fitted downlighters with motion sensitive controls.

Storage closet

5' x 4' (1.52m x 1.22m)

A shelved store with four power points and a fitted ceiling light.

W.C.

Fitted with a high level w.c., a wash basin, a painted concrete floor and a small obscure glazed side window.



- A prominent retail premises on a corner site with bright accommodation and large display windows in two bays
- Tall ceilings and an original decommissioned cooking range
- Painted timber floors
- Fitted shop floor display lighting
- Built in storage closet
- Concealed changing area
- Private w.c.
- Super spot with lots of passing pedestrian traffic
- View to the beautiful Parish church of St Michael's
- Great opportunity to establish a business in bustling Chagford



VIEWING BY APPOINTMENT ONLY

The particulars are produced in good faith and are set out as a general guide only. The agents cannot accept liability for any inaccuracy or misdescription, and these particulars do not constitute any part of a contract and the purchasers should satisfy themselves as to each and every particular. No person in the employment of Fowlers Properties Ltd has the authority to make or give any representation or warranty whatsoever in relation to any property.