



To Let

£12,000 pax

1st Floor Twyford House, Kennedy Way, Tiverton, Devon, EX16 6RZ

1,364 Sq Ft
(126.7 Sq M)

Summary

- Highly prominent commercial space available to let
- Approx. 1,364 sq ft (126.73 sq m)
- Roadside location
- E use - suitable for a range of uses including Wellness sector
- Affordable rental
- Flexible lease terms
- Immediately available
- Other occupiers in close proximity include Snap Fitness, Halfords. Pets at Home, Morrisons, Easy Bathrooms and Tiverton & District Hospital

Location:

The property is located in Tiverton circa 14 miles north from Exeter and 21 miles south of Taunton. The town itself has rich history in the manufacturing and wool industry and more recently in the logistics and services market due to its proximity to the M5.

The premises is situated on one of the main aerial roads into the town in a prominent roadside position opposite Snap Fitness, Halfords and Tiverton Rugby Club. The property is also positioned adjacent to Pets At Home with Morrisons Superstore approximately 100 meters further down the road.

Description:

The property consists of a first floor suite within a prominent roadside commercial building. The suite is accessed from the shared ground floor communal area that leads to the first floor which benefits from a large open plan 'sales' floor with addition rooms that have been previously used for further sales, storage, staff facilities, kitchen and shower & w/c.

The suite also benefits from electric heating, carpeting, double glazed windows and ample parking onsite.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a net internal basis.

	sq m	sq ft
Total	126.7	1,364

Service charge:

A service charge is levied for the upkeep and maintenance of the communal areas. Please enquire for further information.

Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

D (91)

Planning:

The amended use classes would mean this property could be used for E class uses which includes office, retail, leisure, salons, indoor recreation and gyms. Please enquire for further information.

Business rates:

We understand this property has not yet been assessed for rating purposes. Interested parties are advised to contact the valuation office for further information.

It is deemed likely that qualifying occupiers will benefit from 100% Small Business Rates Relief once the property has been re-assessed.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The property is available on a leasehold basis on terms to be agreed.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

VAT:

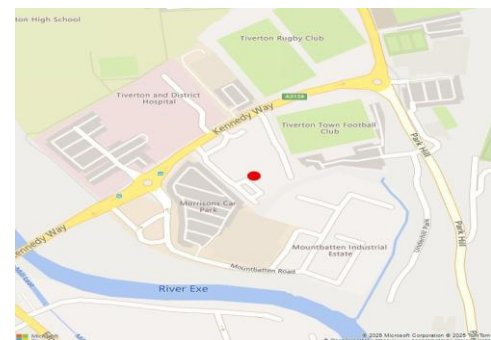
All figures quoted are exclusive of VAT if applicable.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

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