

Vickery Holman
Property Consultants



Cornwall | Devon | Somerset | Bristol

Powell Lloyd
PROPERTY CONSULTANTS



**To Let
May Sell**

£40,000 pax

Former Original Factory Shop, Great Western Road, Chard, Somerset, TA20 1EQ

**7,786 Sq Ft
(723.3 Sq M)**

Summary

- Large open sales area
- Benefits from own private car park
- Approx 7,786 sq ft
- Nearby Occupiers include B&Q and Tesco.
- Good connectivity to Exeter and South Somerset
- Suitable for both retail and light industrial uses
- Convenient access to the A30 and M5

Location:

Chard is a charming historic market town in South Somerset, nestled near the borders of Devon and Dorset. It services the Chard and Blackdowns community of approx 25,000 people. Chard lies approximately 88 km (55 miles) south-west of Bristol, 56 km (35 miles) north-east of Exeter, and just 27 km (17 miles) south-west of Yeovil, with good trunk road connections to all.

Description:

The property, a former railway station, boasts a rich history dating back to 1866 and is distinguished as a Grade II listed building. Its charming single-storey structure features traditional brick elevations topped with a pitched roof, showcasing classic architectural elements. An extension has been added to the rear to enhance the sales area, making it more functional for contemporary retail needs.

Accommodation:

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

	sq m	sq ft
Total	723.3	7,786

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 (96)

Planning:

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

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £77,000, therefore making the approximate Rates Payable £42,042 per annum for 2025/26.

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

Terms:

The property is available by way of a new full repairing and insuring lease. Terms to be agreed.

Legal fees:

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

VAT:

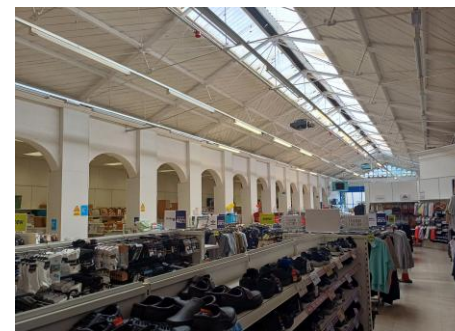
All figures quoted are exclusive of VAT if applicable.

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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