



To Let

8A The Cooper Street, Bideford, Devon, EX39 2DA

Location

Cooper Street is in the heart of Bideford, near to the Quayside and close to transport links.

Accommodation

Self-contained ground floor premises which comprises a hallway which leads you to a room which would suit a reception or office, which is **12.6 m² (135.63 sq ft)** and then from there straight through to a second office or treatment area, which is **10.08 m² (108.50 sq ft)**. Toilet facilities and a courtyard are located at the rear of the premises.

Rent

The passing rental is £4090 per annum, which is payable in monthly instalments of £340.83 in advance, by direct debit on the 1st of each month.

Utilities

Electric is paid direct to the supplier by the tenant and water is re-charged by the landlord.



Telephone & Broadband

To be arranged by the tenant.

Tenure

The premises will be let on a three-year business lease. The lease will be contracted out of the provisions of Part II of the Landlord and Tenant Act 1954. A 3-month break clause will be included within the lease for easy in and out terms. The premises are available subject to the legal work.

Deposit of £681.67 and legal fee for preparing the lease of £60.

Liability

The Tenant will be responsible for repairing & insuring the interior of the premise. They will benefit from the Landlords responsibility of insuring and repairing the exterior. There will be a re-charge of **buildings insurance** each year of approximately £70 per annum, which will vary depending on rates charged to the landlord. The Tenant is responsible for business rates and Public liability insurance must be arranged for at least £5,000,000.

Rateable Value

The rateable value is £1975 and the business rates payable are £985.53 for the period 2021-22. You can apply for small business rate relief if this is your only business premises.



Viewings

Strictly by appointment only, with:

Sarah Pennington

Torrige District Council

Riverbank House

Bideford

EX39 2QG

Tel: 01237 428738 or 07966 274629

Email: sarah.pennington@torridge.gov.uk



Regulated by RICS

Subject to Contract

Important Notice: These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed, and they are expressly excluded from any contract.

