

Offices / Studios, 100 High Street, CREDITON
To Let – From £300 Per Month - Unfurnished

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Conveniently Located Office / Studio : Situated Just Off Of The High Street

Main Office / Studio 13'8 x 10'7 Plus Reception Area, Kitchen & Toilet

Suitable For A Variety of Purposes : Close To Amenities

01363 773757 • www.cartergeering.com • info@cartergeering.com • 115 High Street, Crediton, Devon EX17 3LG



Sales, Lettings & Property Management



This attractive lock up premises could be used for a variety of uses (subject to any necessary consents), including offices, studio or therapy and treatment rooms. The office is on the first floor of the building, and has a good-sized entrance / reception area, as well as kitchen and toilet facilities.

The premises are located in Tanners Yard, above an osteopath practice, close to an architect's office and popular café, so there is good footfall in that area.

DIRECTIONS from our offices in the High Street, proceed towards the top of town, just before the Congregational Church on your right go through the open alleyway called Tanners Yard and the property will be found through the door at the back with a staircase to the first floor.

GROUND FLOOR

Entrance from the High Street to enclosed courtyard setting with turned metal staircase to;

FIRST FLOOR

ENTRANCE HALL/ RECEPTION AREA 13' X 8'2 (3.96m x 2.48m) with separate entrances to all other rooms, pine clad ceiling with inset

down lighters and electric night storage heater.

OFFICE 13'8 x 10'7 (4.16m x 3.22m) A light triple aspect room with Velux roof window, pine clad ceiling with inset down lighters, work surface, lino flooring and night storage heater.

KITCHEN with units beneath roll edge worktop, inset sink, electric heater and velux window.

AVAILABLE: October

LEASE: By arrangement

DEPOSIT: By arrangement

FEES: Share of cost of commercial lease and references by arrangement.

SERVICE CHARGE: There is a shared charge for cleaning and lighting in the communal areas, which includes the toilet facilities, as well as water and buildings insurance costs.

RATEABLE VALUE: £790 (It is possible that small business rates relief may apply on this property, please enquire with Mid Devon District Council for the likely Rates Payable)

EPC RATING: E/102

LOCAL AUTHORITY: Mid Devon District Council.



Shop / Offices, 100 High Street, Crediton, EX17 3LF



Consumer Protection from Unfair Trading Regulations 2008

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regarding to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property. For further information about the Consumer Protection from Unfair Trading Regulations 2008, see www.legislation.gov.uk