



Turner Locker Barnfield

Commercial Property Consultants

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113 HIGH STREET CREDITON EX17 3LG



TO LET



LOCATION

Crediton is a busy market town 7 miles to the West of Exeter with a mix of national and local retailers along its popular High Street.

The property is located on the corner of High Street and Searle Street, adjacent to the Crediton Museum and close to Tesco Express and the Weatherspoon's Public House, The General Sir Redvers Buller.

DESCRIPTION

The property, which is Grade II listed, is suitable for a variety of uses subject to planning and is currently fully fitted as a restaurant, previously trading as the Indian Lounge.

The ground floor provides seating for 26 covers and an electric serving hoist giving access to the first floor kitchen and the basement store. There is a single WC with granite tiling.

The first floor provides additional seating for 22 covers and has a kitchen with gas range, double sink, various food warmers and three fridge freezers.

The basement comprises a lobby area giving access to the granite tiled WCs and a storage area.



RENT

Rental offers in the region of £15,000 are invited.

ENERGY PERFORMANCE CERTIFICATE

EPC rating: D



ACCOMODATION

The property comprises the following areas (all measurements approximate):

<u>Ground Floor Restaurant (26 Covers)</u>	Feet	Meters
Width	18.9 (max)	5.72
Depth	40.7	12.37
Area	565 sq ft.	54.49 sq m.
<u>First Floor</u>	Sq ft.	Sq m.
Additional seating area (22 covers)	350	32.52
Kitchen (fully fitted)	203	18.86
Office	54	5.01
<u>Basement</u>	Sq ft.	Sq m.
Lobby	129	11.98
Store	206	19.14

Ladies and Gents WCs.

BUSINESS RATES

Rateable Value:	£9,800
Rates Payable (approximate):	£4,704

Rates taken from the VOA website: <https://www.gov.uk/correct-your-business-rates>.

CONTACT

For further information please contact **Turner Locker Barnfield**

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SUBJECT TO CONTRACT EXCLUSIVE OF VAT WHERE APPLICABLE

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