

Caen Street, Braunton  
£11,000

John  
**Smale & Co.**

Chartered Surveyors | Residential & Commercial Consultants



- Central Braunton Location
- Total 1008 sq.ft
- New Lease
- Rental £11,000 per annum

- Prominent Position
- Shop Area and Store
- Flexible Terms

Opportunity to lease a shop in this prime location of Braunton Village centre.

On the main street as you pass through the village, the frontage is prominent. The retail unit provides good clear retail space with the benefit of a first floor store, kitchen and WC.

Braunton is reputedly the largest village in the UK and offers a range of amenities including local shops, supermarkets, library, community centre, medical centre, primary and secondary schools, churches and a range of popular pubs and restaurants.

## Dimensions and Areas

Internal Width 4.21m  
Shop Depth 16.23m  
Sales Area (69 sqm) (750 sqft)

## Kitchen, Single WC

## First Floor Store

24 sqm (258 sq.ft)

## Terms

A new lease will be granted to an occupier for a term of years to be agreed. Preferred length of lease 6 or 9 years with rent review every 3 years. The tenant will be responsible for internal repairs and maintenance of the property

## Rental

Our clients are seeking rental offers of £11,000\* per annum for the benefit of the new lease.

\* (discounted for the first year)

## Legal Costs

Each party will be responsible for their own legal costs

## Rates

The property has a rateable value of £9,100

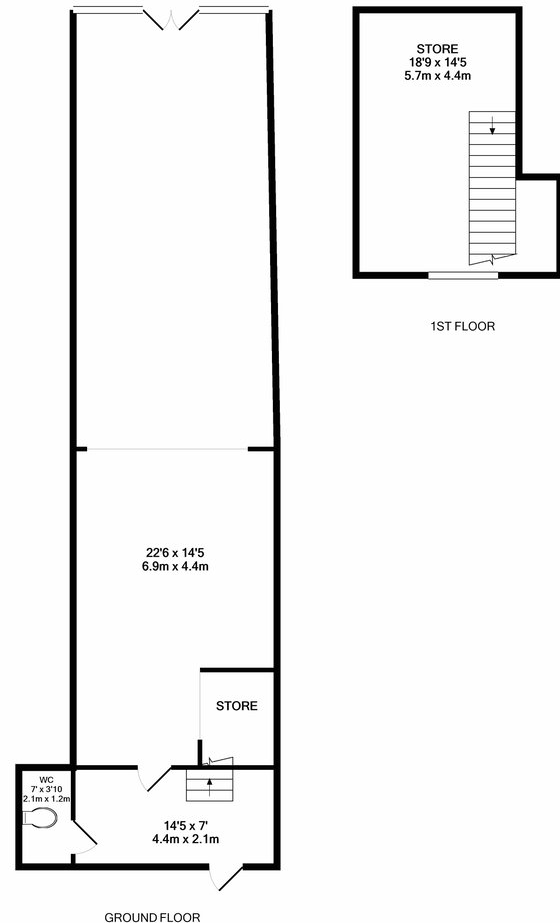
## Services

Services: Electric and Water and Mains Drainage

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These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.



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