



5 South Street, Torrington, Devon, EX38 8HE

COMMERCIAL LET - An exciting opportunity for anyone who has the ambition to set up or expand their business. Located in the heart of Great Torrington, with a useful store area to the rear and courtyard. EPC - E



£400 PCM



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**Bond Oxborough Phillips**  
INDEPENDENT ESTATE AGENTS *The key to moving home*

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**DIRECTIONS TO FIND** From our office on foot turn right and then left into Cornmarket Street, then follow the road around to the right where you will enter South Street and the property will be situated after a short distance on your right hand side.

The accommodation comprises (all measurements are approximate)

**Front Shop** 15'10" x 14'3" (4.83m x 4.34m)

**Store Room** 11'2" x 9'7" (3.4m x 2.92m)

## Agency Notes

Please check with Torrington District Council for current business rates.

Services Mains electricity, water and drainage.

The property is available on a long term agreement if required, any prospective tenants should make their own investigations with the local authority into the usage of the premises before entering into any agreements.

The property is let as seen. Standard references will be required. Please note that all measurements are only approximate and are purely given as a guide.

A full Energy Performance Certificate is available upon request.

Please Note: Tenant Fees apply. There is a fee of £60.00 inc VAT payable for each applicant to conduct a credit reference check. You will also be asked to pay £100.00 as a holding fee. Providing that you do not back out the holding fee will go towards your first months rent

Viewing is strictly through Bond Oxborough Phillips Lettings and by appointment only

## Agents Notes

Bond Oxborough Phillips have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.

