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properties



38 The Square
Chagford, Devon TQ13 8AB

£130,000 Freehold



The Property

We are very pleased to be offering for sale a valuable freehold retail unit on The Square in Chagford in a superb situation on the busy traditional town square in this Ancient Stannary town on Dartmoor. The accommodation comprises a bright retail floor with high ceilings and generous display windows, a storage area with three changing cubicles, a staff area/kitchenette, a rear lobby, a w.c. and a small exterior courtyard. Currently the premises has a good tenant with a thriving business who is occupying the premises on a 6 year lease with 5 years unexpired. It may be viewed by appointment and Fowlers strongly recommend viewing.

Situation

38 The Square is set on the bustling town square in the thriving Dartmoor Ancient Stannary town of Chagford which is on the Eastern side of Dartmoor. The town square has a wide variety of day to day and specialist shops, pubs and cafes and Chagford has great facilities with a primary school, pre school and Montessori, a Parish church, chapel and R.C. church, surgeries for doctors, dentist and vet and great walks in the countryside, riverside and on the moor. The A30 is approximately 5 miles away and Exeter is about 20 miles.

Services

Mains water, drainage and electricity. Gas is available in the Square.

The retail space

This bright retail area has a glazed recessed front door set between two fully glazed bay display windows. It leads to a spacious room with high ceilings and four bold red ceiling hung chandeliers plus wire mounted adjustable spotlights. The floor is laid with a high quality commercial vinyl and the walls are clad with painted matchboarding to head height. Painted shelving, cupboards and recessed hanging spaces are fitted and there is space for a glazed top sales counter. Oak capped steps lead up to the changing/storage area.

Changing/storage

A space with a high ceiling, three curtained changing cubicles with mirrors and clothes hooks, wire mounted adjustable spotlights, a quality commercial vinyl floor and a painted concrete floor in the storage segment which has built in oak shelving and hanging rails. From the storage segment there is a door to the rear lobby and from the changing area is a door to the staff room/kitchenette.

- A great retail position on the bustling town square
- A freehold shop premises
- Double fronted display window
- Spacious retail area
- Changing cubicles and storage area
- Kitchenette/staff room
- W.C. and small yard
- Successful tenant with about 5 years remaining on their lease

Staff room/kitchenette

This room has a rear facing metal framed window with a single drainer stainless steel sink beneath and tiled 'subway' style splashbacks and a fitted base unit with cupboards. Shelving is fitted and a quality commercial vinyl floor.

Rear lobby

This has an older wood effect laminate floor, an obscure glazed door to the courtyard and a door to the w.c.

W.C.

Fitted with low level w.c., a wall mounted electric panel radiator, a wash hand basin, a metal framed obscure glazed window, the water meter and a ceiling light point.

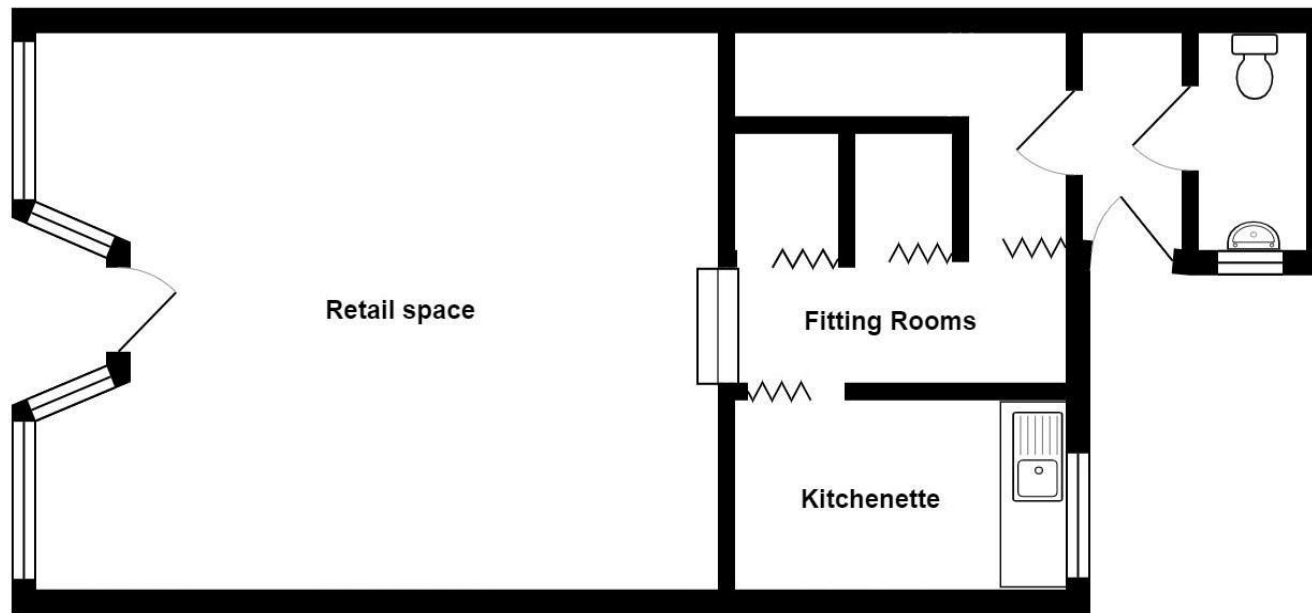
Exterior

Courtyard

A small exterior area with space for a bistro set for staff breaks.



Casa Magnolia, 38 The Square, Chagford TQ13 8AB



Total Area: 51.1 m² ... 550 ft²

All measurements are approximate and for display purposes only

VIEWING BY APPOINTMENT ONLY

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