



8 The Square  
Chagford, Devon TQ13 8AB

£8,000 per annum Leasehold



### The Property

Fowlers are pleased to offer this smart retail unit which is set on a busy part of Chagford's bustling town square and is the ideal opportunity for someone who is keen to establish a new or existing business in this beautiful ancient Stannary town. Viewing is by appointment only.

### Situation

8 The Square is located on the lower part of the busy town square in the thriving ancient Stannary town of Chagford. Close by the Three Hares Gallery, The Old Forge Cafe, Astor's book shop and Art Supplies and various other popular local businesses. Chagford is a vibrant community with a Primary school, pre-school and Montessori school, a library, Parish church, Roman Catholic church and a chapel, cafes and four pubs. There are good sports facilities and the town is surrounded by countryside, riverside and moorland walks. The A30 dual carriageway is about 5 miles away and Exeter is approximately 20 miles.

### The premises

A bay display window with a recessed doorway looks out to The Square on this busy thoroughfare. The retail area is laid with a hardwearing laminate and some of the ceiling light fixtures are in a feature, boxed ceiling fixture with LED downlighters. The retail area extends to about 230 sq feet/21.36 sq m. A doorway leads to the staff w.c. which has a low level w.c., a wash basin, an extractor fan, power and light.

### Services

Mains water and electricity.

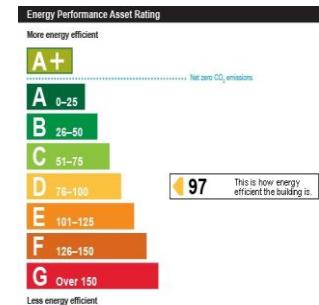
### Rateable value

Depending on the circumstances of any new business there may be Business rate Relief available by application.

### Directions

From Fowlers front doors turn right and walk down The Square keeping to the right hand pavement. Bear left at the Three Hares Gallery and the next commercial premises on your right is 8 The Square.

- Located on the bustling town square
- A leasehold shop premises of about 220 sq ft/20sq m
- Bay window frontage to The Square
- Modern display cabinets and lighting available to purchase
- Set between other individual businesses
- Integral w.c.
- Electric heating
- Rental £8,000 pa, lease length to be agreed
- Former home of a number of successful businesses
- Last tenant occupied for 18 years



### VIEWING BY APPOINTMENT ONLY

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