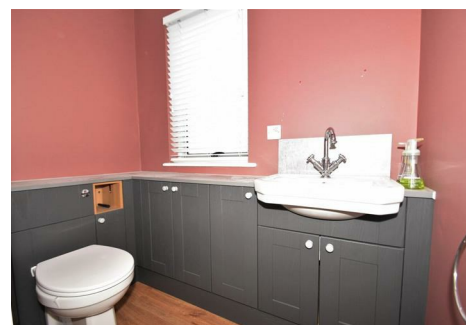


8 Fore Street, Tiverton, Devon, EX16 6LH



Unit 6 Cedar Court, Tiverton Business Park, Lowman Way,
Tiverton, Devon, EX16 6GT

£1,000 Per Month + VAT

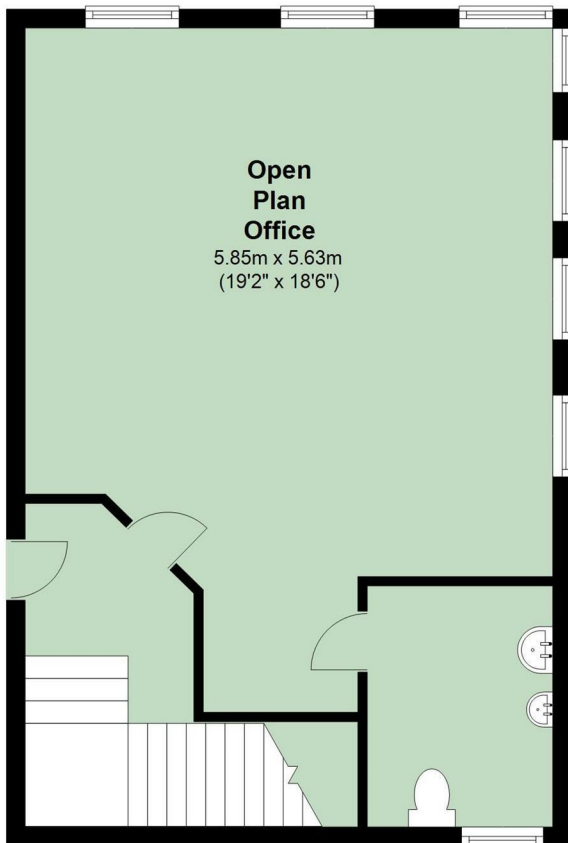
Purpose built offices located in a high profile location just off the A361, with 4 parking spaces. EPC: C

Sales, Lettings, Mortgages:

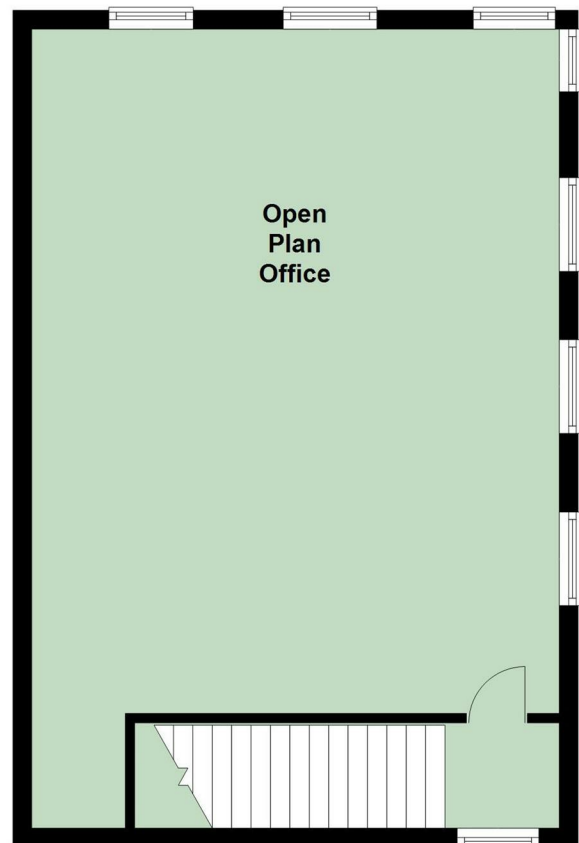
Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



Unit 6, Cedar Court, Tiverton Business Park, Tiverton

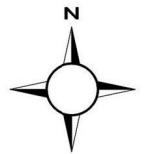


Ground Floor



First Floor

Total Area Approx 98.1sq/m 1056.1sq/ft includes all parts of the property shown on this plan including conservatories, garages and outbuildings if appropriate, which are not always included in the EPC



Lettings:

The property is available to rent on a commercial lease.

Rent:

£1,000 Per Month (plus VAT) exclusive of all charges.

- Gas central heating, air conditioning to both floors and double glazing throughout.
- The Rent - £12,000 + VAT per annum
- Deposit - Equal to 3 months' rent.
- Lease: Five or 10 year lease, fully repairing and insuring (FRI), with a break clause at the end of year three.
- Rent Review: At year three, linked to market rent or RPI (Retail Price Index)
- Legal Fees - The tenant is to be responsible for their own legal fees plus the landlords' fees up to a maximum of £1500.

Energy Performance Certificate (EPC)

