

# TO LET

## New Retail Warehouse, Blundells Road, Tiverton

**Hartnell  
TaylorCook**



### Contact

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### Location - EX16 4DB

The new development is situated to the East of Tiverton town centre and opposite Tesco superstore and petrol filling station. Tiverton has a population of some 19,544 persons (2011 Census) and is the main commercial and administrative centre of Mid Devon.

### Description

The new development is being undertaken by Lidl and comprises a new food store for their own use, together with a separate non-food retail warehouse, as shown coloured blue on the attached layout drawing for identification purposes.

The food store construction has commenced with practical completion scheduled for September 2020 and it is anticipated that the non food unit will be completed by January 2021.

### Accommodation

The unit will be constructed in accordance with a developer's specification to include an amenity block and comprise the following approximate gross internal areas:

Ground floor	15,091 sq ft	1,402 sq m
Mezzanine floor	6,049 sq ft	562 sq m

The mezzanine floor is to be constructed by the tenant, if required.

### Car Parking

71 spaces.

### Terms

The property is being offered on a new FRI lease for a period of 10 years at a commencing rental equating to £165,000 per annum, exclusive.

### VAT

To be confirmed.

### Rates

To be assessed.

### Planning

The proposed unit has non food retail (Class A1) permission for the sale of bulky comparison goods including DIY and gardening products, electrical goods, furniture, carpets and auto parts and accessories.

### Legal Costs

Each party is to be responsible for their own legal costs incurred in any transaction.

### Viewing

For further information please contact the above.

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