



4 Chapel Street, Holsworthy, Holsworthy,
Devon, EX22 6LB

Occupying a prominent position this is an ideal opportunity to rent economical self-contained retail premises benefitting from a back office area, kitchenette and toilet facilities. EPC = D.

INTERNAL PHOTOS FOLLOWING SOON

£345.00 PCM

£398.00 Deposit

Albion House, 4 High Street, Holsworthy, Devon, EX22 6EL
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Bond Oxborough Phillips

INDEPENDENT ESTATE AGENTS *The key to moving home*

4 Chapel Street, Holsworthy, Hosworthy, Devon, EX22 6LB

DIRECTIONS TO FIND From our office in Holsworthy proceed down the A388 in the Launceston direction. 4 Chapel Street will be found a short way down on your left hand side with a bond Oxborough Phillips 'To Let' Board displayed in the window.

The accommodation comprises (all measurements are approximate)

SERVICES Mains water, electricity, and drainage. The TV, telephone and broadband connections have not been tested and are the tenants responsibility.

EPC RATING Rating D

RENTAL CONDITIONS RENT: £345.00 PCM
DEPOSIT: £398.00

Property let as seen - available from 3 August 2020 on a long term lease

References will be required.

Please Note Permitted Payments:

- Holding deposit, equivalent to one week's rent, to secure property. This will go towards the first month's rent providing that you do not withdraw from your application, do not provide inaccurate information, fail to disclose vital information or fail to proceed with the tenancy within a reasonable time frame.
- £50 Inc. VAT administration fee for any changes to the tenancy (when requested by the tenant).
- Early termination fee (only when agreed in writing from the landlord), £50 Inc. VAT administration fee plus any agreed reasonable costs (as agreed with landlord).
- Lost Keys / Security Devices, replacement will be charged at the reasonable cost to the tenant.
- Late rent. We reserve the right to charge interest; this can be added to each day after the rent due date. Charged at an annual percentage rate of +3% above the Bank of England base rate until full payment is made.

Bond Oxborough Phillips Holsworthy obtains Client Money protection through CMP (Client Money Protect). Membership no: CMP003347

Bond Oxborough Phillips Holsworthy are members of The Property Ombudsman. Membership No: R00193-6

A full Energy Performance Certificate is available upon request.

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.