

**Torrige** – a great place to live, work and visit

Riverbank House, Bideford, Devon, EX39 2QG

### Expression of Interest - Application Form

**Shop 10 Torrington Pannier Market, Torrington, EX38 8HD**



We are pleased to offer interested parties the opportunity to **APPLY to be our new tenant of Shop 10. We are looking for a shop that will bring people to the town.**

The Shop area is 13m<sup>2</sup> (140 sq ft).

The passing rental is £1680 per annum, which is payable in monthly instalments of £140.00 in advance, by direct debit on the 1st of each month.

Deposit is £280.00.

Legal fee for preparing the lease of £104.17.

Electric is paid direct to the supplier by the tenant.

Buildings insurance is charged to the tenant, and this is currently £29.55 per annum.

The premises will be let on a three-year business lease. The lease will be contracted out of the provisions of Part II of the Landlord and Tenant Act 1954. A 3-month break clause will be included within the lease for easy in and out terms. The premises are available in December 2024, subject to the legal work.

The Tenant will be responsible for repairing & insuring the interior of the premise. They will benefit from the Landlords responsibility of repairing the exterior. The Tenant is responsible for business rates and public liability insurance must be arranged for at least £5,000,000. The rateable value is £1025.00 and the business rates payable are £426.49 for the period 2024-25. You can apply for small business rate relief if this is your only business premises.

Please complete the application below and submit this by **Friday 8<sup>th</sup> November 2024**. Applications can be emailed to [sarah.pennington@torridge.gov.uk](mailto:sarah.pennington@torridge.gov.uk) or posted for the attention of Sarah Pennington, Property, Torrige District Council, Riverbank House, Bideford, EX39 2QG.

Each application received will be evaluated and scored by a panel of officers to achieve a consensus and guidance may be sought from local councillors. A final decision will be made by **Tuesday 12<sup>th</sup> November** and all applicants notified. Feedback will be available upon request.



Name	
Trading Name if applicable	
Address	
Email	
Landline Phone Number	
Mobile Phone Number	

**PLEASE CONTINUE ON SEPERATE SHEETS IF REQUIRED**

**Please provide full details of the type of the shop you plan to open and the range of products you will be selling and why you think that your shop will bring customers to the town. This question accounts for 50% of the scoring.**

**Previous Experience and Qualifications – This question accounts for 30% of the scoring.**

**Intended opening days and trading hours – This question accounts for 20% of the scoring.**

**By the completion of this application form you hereby provide permission to Torrridge District Council (“the Council”) to contact you on the following personal information supplied, for the purposes of Shop 10 Torrington Pannier Market. The use of personal data will be limited to the Estate Officers within the Property Team at Torrridge District Council and Local Councillors (“the Use”). Completion of this form provides expressed interest in the Leasing of this particular property.**

**Sarah Pennington** Estates Officer  
**Torrridge District Council** Riverbank House, Bideford, EX39 2QG  
**Phone** 01237 428738 or 07966 274629  
**Email** sarah.pennington@torridge.gov.uk