



To let /

3 Rolle Street, Exmouth, Devon, EX8 1NJ

May sell

Viewing by prior appointment with
Damian Cook MRICS

(01392) 202203

damian@sccexeter.co.uk

Prominent ground floor shop with large storage area

Busy trading position

Sales area: 1,006 sq ft / 93.46 sq m plus storage: 397 sq ft / 36.77 sq m

New lease immediately available

Rent: £16,000 per annum

strattoncrebercommercial.co.uk

Location

The property benefits from a busy trading position opposite the Strand and close to Magnolia Shopping Precinct and the town main car park.

Nearby occupiers include Tesco Express, NatWest, Nationwide, Barclays, Rolys Fudge, Sports Direct and The Savoy Cinema.

Exmouth is popular tourist destination approximately 8 miles south of Exeter with a resident population of circa 32,000.

Description

The property comprises a ground floor self-contained lock up shop with generous storage and staff facilities to the rear. The premises benefit from large open main sales to the front with attractive wooden floor and pendant lighting.

Accommodation

The property comprises the following approximate dimensions and floor areas.

Gross frontage:	21'4" / 6.5m
Shop depth:	53'4" / 16.25m
Internal width:	20'5" / 6.24m
Main sales area:	1,006 sq ft / 93.46 sq m
Total storage:	397 sq ft / 36.77 sq m
Total floor area:	1,403 sq ft / 130 sq m

Lease Terms

The property is available by way of a new lease for a term to be agreed on a proportional full repairing and insuring lease.

Rent

£16,000 per annum

Rent Deposit

A rent deposit may be requested subject to the tenants covenant status.

Rateable Value from 2017

Rateable value:	£15,750
Rates payable:	£7,340

Business Rates Relief may be applicable to qualifying tenants. Interested parties are recommended to make their own enquiries through the Valuation Office.

Energy Performance Certificate (EPC)

An Energy Performance Certificate is available from the sole agents.

VAT

VAT is not chargeable to the rent.

Freehold

The freehold is available at a guide price of **£220,000** subject to the long leasehold interest of the flats above being sold off at a peppercorn rent.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial
20 Southernhay West, Exeter, EX1 1PR

Contact: Damian Cook MRICS
Tel: (01392) 202203
Email: damian@sccexeter.co.uk

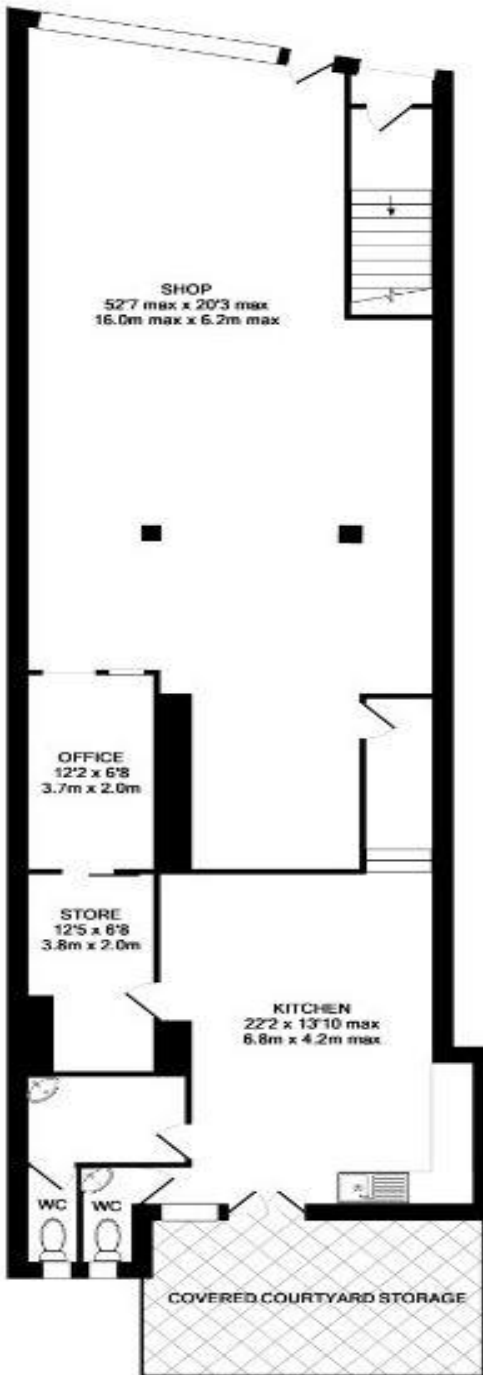


Exeter Office

20 Southernhay West, Exeter, EX1 1PR
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Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them;
- No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.





THE STRAND
OPPOSITE THE PROPERTY



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