

stratton
creber
commercial

property consultants



To let

25A Rolle Street, Exmouth, Devon, EX8 1NH

Town centre ground floor shop

Popular trading location

Close to multiple and independent traders

Approx: 524 sq ft / 49 sq m

New lease available

Rent: £8,750 per annum

Viewing by prior appointment with
Damian Cook MRICS

(01392) 202203

damian@sccexeter.co.uk

strattoncrebercommercial.co.uk

Location

The property is situated within the heart of the town centre in a good trading position on Rolle Street close to the Magnolia Shopping Precinct and the town's main car park.

The property adjoins Sports Direct and Gentlemen's barbers and is close to other national and independent traders including Hays Travel, Tesco Express, NatWest, Nationwide, Barclays and the Savoy Cinema.

Exmouth is a 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 kitchenette/rear store, tea making facilities and w/c. The property is well-presented and available for immediate occupation.

Accommodation

The property comprises the following approximate dimensions and floor areas:

Gross frontage:	15'3" / 4.66m
Main sales area:	492 sq ft / 46 sq m
Kitchenette/store:	32 sq ft / 3 sq m
Total floor area:	524 sq ft / 49 sq m

Lease Terms

The property is available by way of a new lease for a term to be agreed on an internal repairing and insuring basis to include the shop front.

Rent

£8,750 per annum. No VAT.

Rent Deposit

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

Rateable Value

Rateable value (2017/18):	£8,800
Rates payable (approx):	£4,260

100% rating relief is applicable to qualifying tenants up to a rateable value of £12,000 from April 2017. You are recommended to make contact with the Local Authority for further information.

Energy Performance Certificate (EPC)

An EPC has been requested for this property and further details are available upon request.

Planning

A1 (Retail) and A2 (Financial & Professional Services) under permitted development. Contact East Devon District Council. (01395) 516551.

VAT

VAT is not chargeable to the rent.

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

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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.



Exeter Office

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