

**DUE TO
RELOCATION**

**stratton
creber
commercial**

property consultants



To let

7 Pilot Wharf, Exmouth, Devon, EX8 1XA

High quality showroom and office premises

Enviably location within the heart of the Exmouth Marina

Viewing by prior appointment with
Damian Cook MRICS

(01392) 202203

damian@sccexeter.co.uk

Approx: 461 sq ft / 42.80 sq m

New lease available

Rent: £8,000 p.a.x

strattoncrebercommercial.co.uk

Location

The property is situated in an enviable position overlooking Exmouth Marina within a terrace of a small number of local marine related and locally based retail units, together with other nearby leisure based operators including a restaurant, café and public house.

The property forms part of the residential development which overlooks the busy Marina and its access to the river Exe estuary.

Pierhead is located close to the seafront in a principally residential area known as The Point which is characterised by a number of high value modern apartment developments surrounding a central marina.

Exmouth town centre is within 10 minutes walking distance.

Exmouth is a popular seaside town with a residential population of approximately 32,000 which significantly swells in the summer months. Exeter is approximately 12 miles distant and accessed via the A376 which also links with the M5 Motorway at Junction 30. The town benefits from good transport links with regular trains and bus services.

Description

The property comprises a high quality retail showroom unit suitable for both retail and offices and has been fitted out to a high standard benefiting from limestone flooring, spotlights, full glazed windows overlooking the Marina.

Accommodation

The property provides a net internal floor area of:

461 sq ft / 42.80 sq m.

Lease Terms

The property is available by way of a new lease for a term to be agreed on an effectively full repairing and insuring basis subject to a service charge of circa £329 for the current year.

Rent

Commencing rent: **£8,000 per annum exclusive.**

Estate charge

There is an estate charge for the current year estimated to be £753 to cover the maintenance of common areas within the Marina i.e. landscaping, maintenance of common areas painting of railings etc.

Rateable Value

To be assessed.

Energy Performance Certificate (EPC)

An EPC has been requested. Please contact the agents for further details.

VAT

VAT is not chargeable to the rent, estate and service charges.

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





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