

# FOR SALE / TO LET

## PROMINENT GROUND FLOOR RETAIL PREMISES WITH LARGE REAR WORKROOM / STORE / OFFICE

Approximately 61.1 sq.m (658 sq.ft) plus a rear Car Parking space  
(Upper floor maisonette sold off)

**32 HIGH STREET, BUDLEIGH SALTERTON  
DEVON, EX9 6LQ**



An opportunity to either purchase the freehold (Upper floors sold off) or take a new lease of this prominent and centrally located town centre retail unit in the sought-after East Devon coastal town of Budleigh Salterton. These premises have most recently traded as a gallery and picture framing shop and benefit from a useful rear Store and Workshop, but are suitable for a variety of potential users, subject to consents.

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## SITUATION AND DESCRIPTION

Budleigh Salterton is a much favoured coastal town, being located on the picturesque East Devon coastline between Exmouth to the West and Sidmouth, Seaton and Lyme Regis to the East. The town has a good resident population which is dramatically increased during the holiday season. Exeter and the M5 Motorway are approximately 12 miles distant providing excellent access to the National motorway network together with links to the A38/A380 to Plymouth and Torbay and the A30/A303 to Okehampton, Cornwall, Honiton and London. Exeter offers a mainline railway station to London (Paddington) and has a busy Airport offering National, European and International flights.

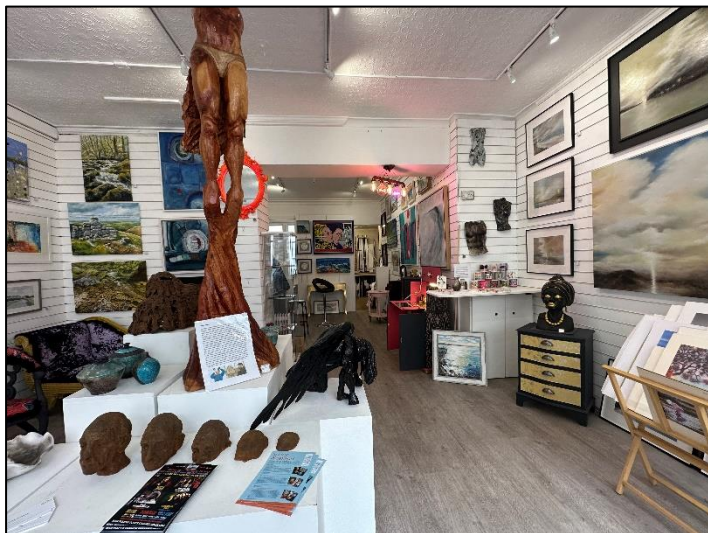
The premises are located in High Street, close to a busy Co-op Store and a Lloyds Pharmacy. Other nearby occupiers include specialist retailers, a café, Estate Agents and a selection of local, regional and national retailers. The Rolle Mews Short Stay car park is close by. The premises currently trade as a Gallery and Picture Framing shop. To the rear of the retail area is a useful Workshop / Store which could be used as an office or preparation area depending upon the use of the shop. At the back of the property is a rear access with 1 allocated car parking space. The premises offer flexible accommodation, and would therefore suit a wide variety of potential uses, subject to the usual consents.

## ACCOMMODATION

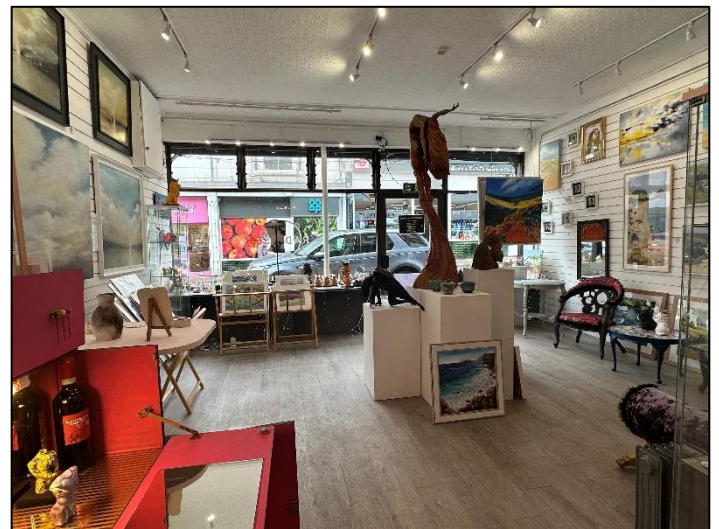
Brief details of the accommodation with maximum internal dimensions are as follows: -

Approached from a wide and prominent frontage from High Street with central glazed door to .....

**Retail Area**                      **5.49m x 5.04m (18'1" x 16'6") max**  
Generous glazed shop front to High Street with glazed entrance door. Slat boarding to 3 walls. Spot lighting in the window area. Laminate flooring. External blind. Power and lighting as fitted. Walk through to second retail area .....



**Retail Area No 2**                      **3.84m x 3.57m (12'7" x 11'9") max**  
Leading from the front retail area, but could be sub-divided if required. Slat boarding to 2 walls. Window to rear. Power and lighting as fitted. Laminate Flooring. Door to rear courtyard and parking space. Spot lighting.



**Rear Workshop / Store**                      **4.15m x 3.77m (13'7" x 12'4") max**  
2 windows to side. Strip lighting. Understairs cupboard. Benching as fitted. Power and lighting. Useful storage or workshop area.



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#### Toilet

Low level W/C suite with stainless steel wash hand basin.

#### EXTERNALLY

From the rear workshop area is a door to a service courtyard, with access to a Car Parking space accessed from Brook Road.

**Rear Store** **3.99m x 0.89m (13'1" x 2'11") max**  
Useful store with part glazed door to courtyard.

#### RENT

A phased rent is agreed at £9,000 pa in Year 1, £10,000 pa in year 2 and £11,000 pa in years 3 up to year 5. A rent deposit and references may be required subject to tenants' status.

#### LEASE TERMS

The premises are available on a new lease, terms to be agreed to suit a tenants requirements. The lease is to be drawn on an internal repairing and decorating basis to include the shop front. The tenants are to pay a contribution of £1,250 per annum towards the external repairs and maintenance. The landlord pays the annual buildings insurance and will recover the fair proportion from the tenants.

#### GUIDE PRICE

The freehold is available at a guide price of £125,000. The maisonette above has been sold off on a long lease.

#### RATES

Rateable Value:- £6,500 (2023 valuation list)

A reduction of up to 100% may be available under the small business relief scheme. To see if you or the premises qualify for this discount please contact East Devon District Council Business Rates department (01395 516551)

#### SERVICES

Mains water, drainage and electricity are available.



#### LEGAL COSTS

Each party are to be responsible for their own legal costs.

#### ENERGY PERFORMANCE CERTIFICATE

A commercial EPC has been obtained. A full copy is available to download from the web site. The rating is C:51

#### VIEWING

Strictly by prior appointment only with the joint sole agents, for the attention of Victoria Bandyszewska at Stratton Creber Commercial (01392 202203) or for the attention of Tony Noon at Noon Roberts (07831 273148) Ref (0496)



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