

INDUSTRIAL
OFFICE
RETAIL

TO LET / MIGHT SELL

PROMINENT AND SPACIOUS GROUND FLOOR RETAIL PREMISES WITH REAR STORAGE

Totalling approximately 240 sq.m (2,583 sq.ft)

**27 HIGH STREET, BUDLEIGH SALTERTON
DEVON, EX9 6LD**



An opportunity to either enter into a new lease, or possibly purchase the freehold of this prominent and spacious town centre retail unit in the sought-after East Devon coastal town of Budleigh Salterton. These premises have most recently traded as a Lloyds Pharmacy but with their central location, and wide frontage to the High Street they would suit a wide variety of potential users, subject to the necessary 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, with 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 have most recently traded as a Lloyds Pharmacy. To the rear of the generous retail area is a useful dispensary / Store but much of this is stud partitioning, and so can be rearranged by occupiers to suit a specific users requirements. The premises offer flexible accommodation, and would suit a variety of potential uses, subject to 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

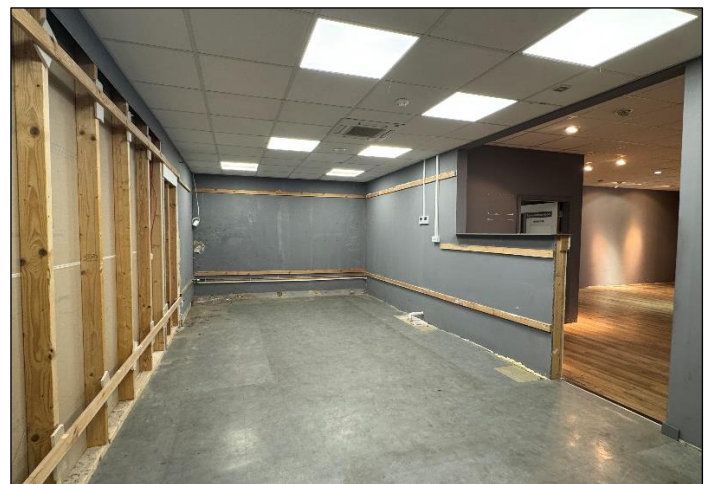
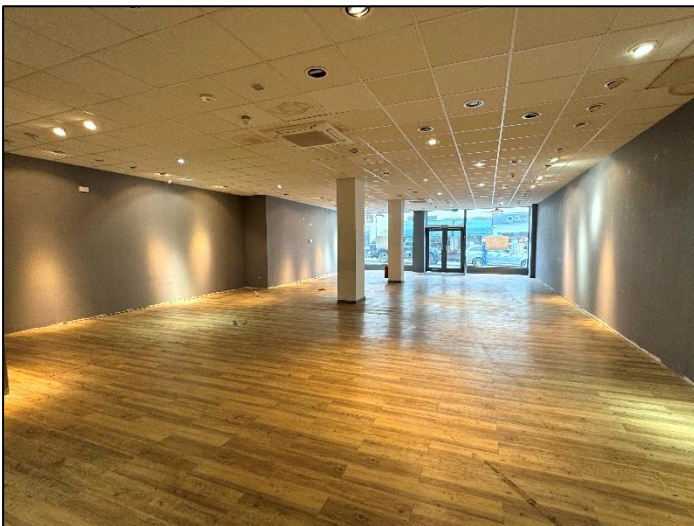
Retail Area **8.24m x 7.83m widening to 9.08m x 8.97m**
(27'0" x 25'8" widening to 29'9" x 29'5") max

Generous glazed shop front to High Street with central glazed entrance door. Suspended ceiling with integrated lighting and 2 HVAC units. Wood effect LVP Plank Vinyl Flooring. Power as fitted.

To the rear is a consulting room with range of wall and base units and inset stainless steel sink unit.



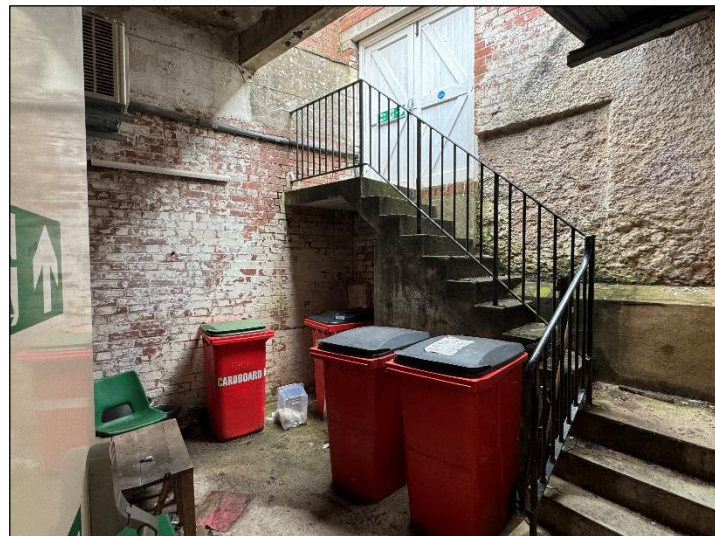
Retail Area / Rear Store **7.10m x 3.50m (23'3" x 11'6") max**
Leading off the retail area, but could be incorporated into the main retail area. Suspended ceiling with LED lighting. HVAC unit.



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Rear Store 2 **6.85m x 3.33m (22'6" x 10'11") max**
Useful storage area with shelving as fitted. Thermoplastic tiled floor. Meter cupboard. Doors to ...

Store 3 **6.0m x 3.0m (19'8" x 9'10") max**
Perimeter trunking to 2 walls with power as fitted. Electric wall heater. Thermoplastic floor.

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Perimeter trunking to 2 walls with power as fitted. Electric wall heater. Thermoplastic floor.

Store No 4 **4.01m x 3.85m (13'2" x 12'8") max**
Suspended ceiling and integrated LED lighting. Power as fitted. Electric wall heater.

Kitchen / Staff Room **4.52m x 4.10m (14'10" x 13'5") max**
Suspended ceiling. Strip lighting. Range of units with worktop and inset stainless steel sink and single drainer. Tiled splashback.

Gents Toilet
WC cubicle with wash hand basin.

Ladies Toilet
WC cubicle with wash hand basin.

EXTERNALLY
From the rear store is access to a small Yard area with stairs to a rear service lane.

PRICE AND TENURE
The premises are available at a rent of £19,500 per annum on a new 6 or 10 year effective FRI lease with a mid-term rent review. Full details available on request.

Alternatively the premises are available at a guide price of £237,500 freehold with vacant possession on completion.

VAT
We understand that VAT is not payable on the rent or sale price. Full details from the agents.

BUSINESS RATES
Rateable Value:- £17,500 (2023 valuation list)

For details of the Business rates payable for the premises, please contact East Devon District Council Business Rates department on (01395 516551)

ENERGY PERFORMANCE CERTIFICATE
A commercial EPC has been obtained. A full copy is available to download from the web site. The rating is: E 121

SERVICES
We understand that mains water, drainage and electricity are available to the premises.

LEGAL COSTS
Each party to be responsible for their own legal costs for a new lease or a sale of the freehold.

VIEWING
Strictly by prior appointment only with the sole agents, for the attention of Tony Noon (07831 273148) Ref (0795)



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