

INDUSTRIAL
OFFICE
RETAIL

TO LET

PROMINENT RETAIL / OFFICE PREMISES IN A PRIME LOCATION IN THE CENTRE OF THE TOWN

Approximately 62 sq.m (670 sq.ft)

**RETAIL PREMISES, 49 THE STRAND,
EXMOUTH, DEVON, EX8 1AL**



These prime premises are prominently located in the Strand, in the centre of Exmouth opposite this popular public open space and being one of the most attractive dining and café locations in the town, and surrounded by a wide range of National, Regional and local retailers.

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SITUATION AND DESCRIPTION

Exmouth is a popular and busy coastal town with excellent road and rail links. The town has a resident population of some 35,000 which is significantly increased during the summer months. It has a good retail centre with a wide range of local, regional and national retailers plus a range of banks and building societies. The premises are located at 49 The Strand in a prime location with good visibility to the Strand public open space with its range of cafes and restaurants. In addition, the property is a short walk from the High Street and the Magnolia Shopping Centre, with the Sea Front also within easy walking distance.

The property is arranged on the Ground Floor and has been attractively fitted as a fashion boutique with an attractive shop front plus 2 changing rooms and a large kitchen / storeroom plus toilet to the rear. The premises are therefore suitable for a wide variety of potential users including a variety of retailers but also those seeking a prominent Office with excellent shop front to a busy pedestrian area, subject to the necessary consents.

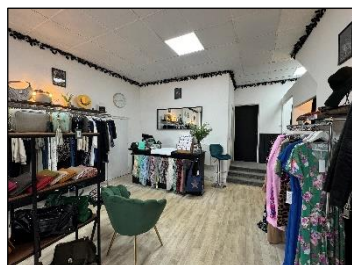
ACCOMMODATION

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

Approached from The Strand via a glazed entrance door into

Retail Area / Office 9.88m x 4.93m (32'5" x 16'2") max

Accessed via an attractive double fronted shop front with a central recessed glazed door. Vinyl flooring. Suspended ceiling with integrated strip lighting. Part timber paneled walls to dado height. Electric wall heaters. To the rear are 2 fitted changing rooms.



Toilet

W/C suite with wash basin and electric over sink water heater.

Kitchen / Staff Room 5.12m x 2.64m (16'9" x 8'8") max

Window to rear with stainless steel sink with single drainer inset into worktop with cupboards under. Wall cupboards. Part tiled walls. Vinyl floor. Power as fitted. Wash hand basin.



EXTERNALLY

The premises are conveniently located with a number of public car parks available nearby.

RATES

Rateable Value: - £8,100 2023 valuation list

We understand that Rate reductions of up to 100% are available to qualifying Business under the small Business Rate Relief scheme. To see if you or the premises qualify for this discount please contact the Business Rates department at East Devon District Council on 01395 516551.

RENT

A rent of £10,950 per annum is sought for these prime premises, payable quarterly in advance by standing order. VAT is not payable on the rent on this occasion.

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TENURE

A new 6 or 10 year proportional FRI lease by way of service charge is available with a mid-term upwards only rent review. A mid-term tenant only break clause can also be incorporated if required. The lease will be contracted outside of the Landlord and Tenant Act.

An annual service charge is payable of approximately £900 per annum, with the tenant also required to reimburse the Landlords for a proportion of the Buildings insurance premium. The tenants will be responsible for arranging their own contents and occupational insurance.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been requested, a summary is shown below, a full copy is available to download from the web site. The rating is: C 69

LEGAL COSTS

The tenant is to contribute £395 plus VAT towards the landlord's legal and administrative costs, including abortive fees, for the setting up of the new lease.

SERVICES

Mains water, drainage and electricity are available to the property.

VIEWING

Strictly by prior appointment only with the sole agents, for the attention of Tony Noon (07831 273148) Ref (0803)



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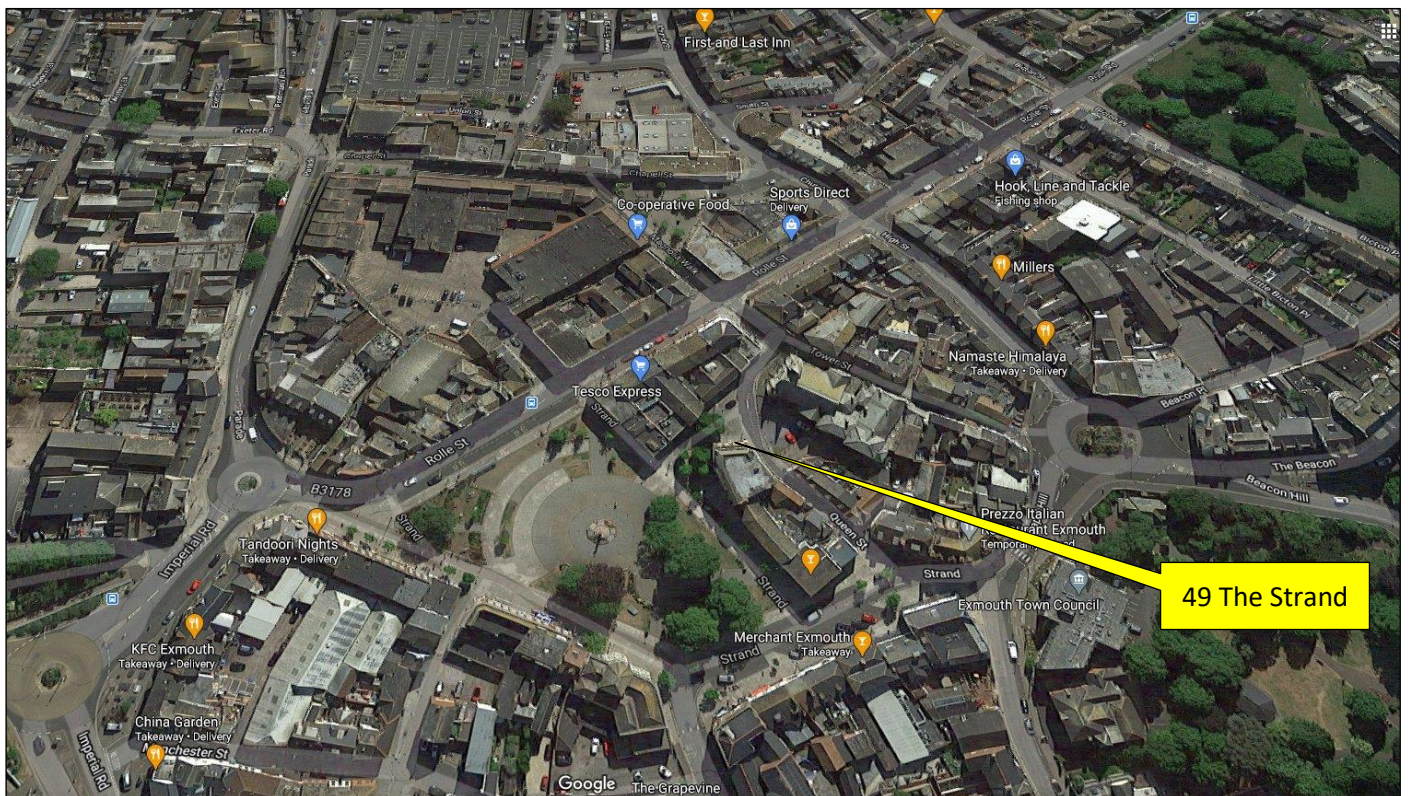
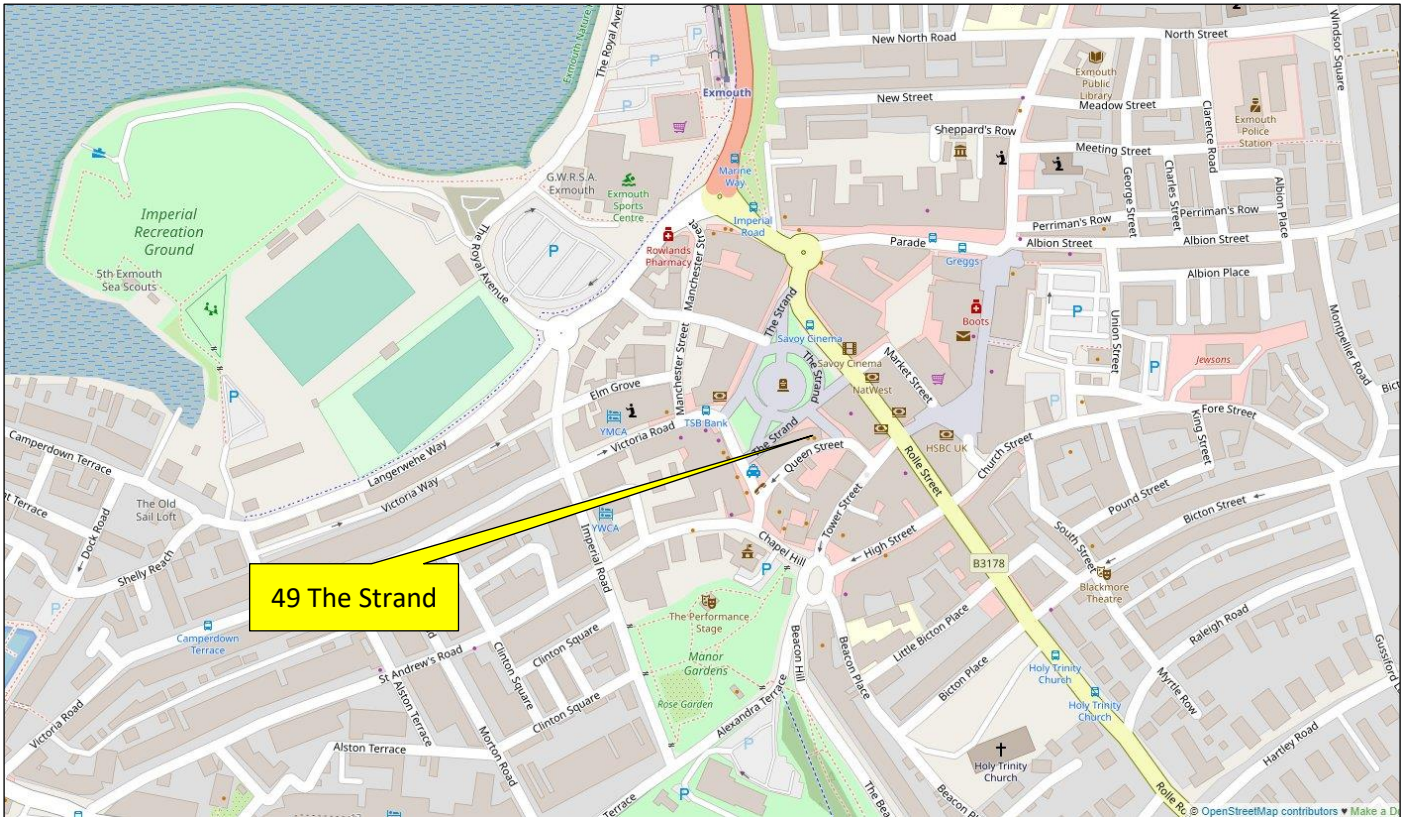


Awaiting EPC

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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing NOON ROBERTS has any authority to make or give any representation or warranty whatsoever in relation to this property. Floorplans are for illustrative purposes only. Please note that NOON ROBERTS uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact NOON ROBERTS. All rentals and prices are exclusive of VAT where applicable.