

INDUSTRIAL
OFFICE
RETAIL

TO LET

SUBSTANTIAL RETAIL PREMISES IN A CENTRAL LOCATION IN THE CENTRE OF THE TOWN

Approximately 170 sq.m (1,830 sq.ft)

**PROMINENT RETAIL PREMISES, 5 THE PARADE,
EXMOUTH, DEVON, EX8 1RS**



These substantial premises are prominently located in The Parade, in the centre of Exmouth on a busy road junction in the Town centre, close to the Strand which is the main dining and café location 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 No 5 The Strand, in a prominent location with both a good road frontage but also close to the pedestrianised area of the Strand 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 offers a substantial retail area with a wide frontage to The Parade. The property is to be ready for final occupiers shopfitting with plastered and newly decorated walls, concrete floors, new suspended ceiling and new LED lighting throughout. To the front is a storage area with WC and tea point to the rear. The premises are suitable for a wide variety of users including both retailers but also those seeking a prominent Office or spacious Showroom with an excellent shop front.

ACCOMMODATION

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

Approached from Rolle Street via a glazed entrance door with glazed side panel to

Retail Area **17.70 x 6.91m widening to 8.80m**
(58'1" x 22'8" widening to 28'10") max

Irregular shaped area fanning out at the rear. Aluminum shop front with good display windows and pair of central glazed entrance doors. Spacious premises which are suitable for a wide variety of users, and are ready for fit out. Suspended ceiling with integrated LED lighting. Power as fitted. Concrete floor ready for floor finishes. Small storeroom to the front. Kitchenette area with stainless steel sink and single drainer inset into worktop with cupboards below. Space for fridge.



Accessible Toilet

Low level WC suite with wash hand basin and disabled facilities.

EXTERNALLY

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

RATES

Rateable Value: - £19,250 (2023 Valuation)

For details of the Rates payable, please contact the Business Rates department at East Devon District Council on 01395 516551.

RENT

£25,950 pa is sought for these prime premises, payable quarterly in advance by standing order. VAT is not payable on the rent.

TENURE

A new flexible 6 year lease 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.

The landlord will be responsible for the external repairs and decorations with the tenant only therefore responsible for the internal repairs and decorations plus the shopfront and fascia.

An annual service charge is payable of £250 per quarter, 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 occupational insurance.

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ENERGY PERFORMANCE CERTIFICATE

An EPC has been obtained and a copy is attached and available to download from the web site. The rating is: A 21

LEGAL COSTS

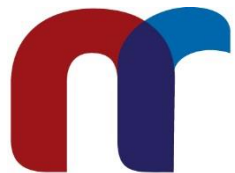
The tenant is to contribute £395 towards the landlord's legal and administrative costs, including abortive fees, for the setting up of the new lease.

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 (0624)

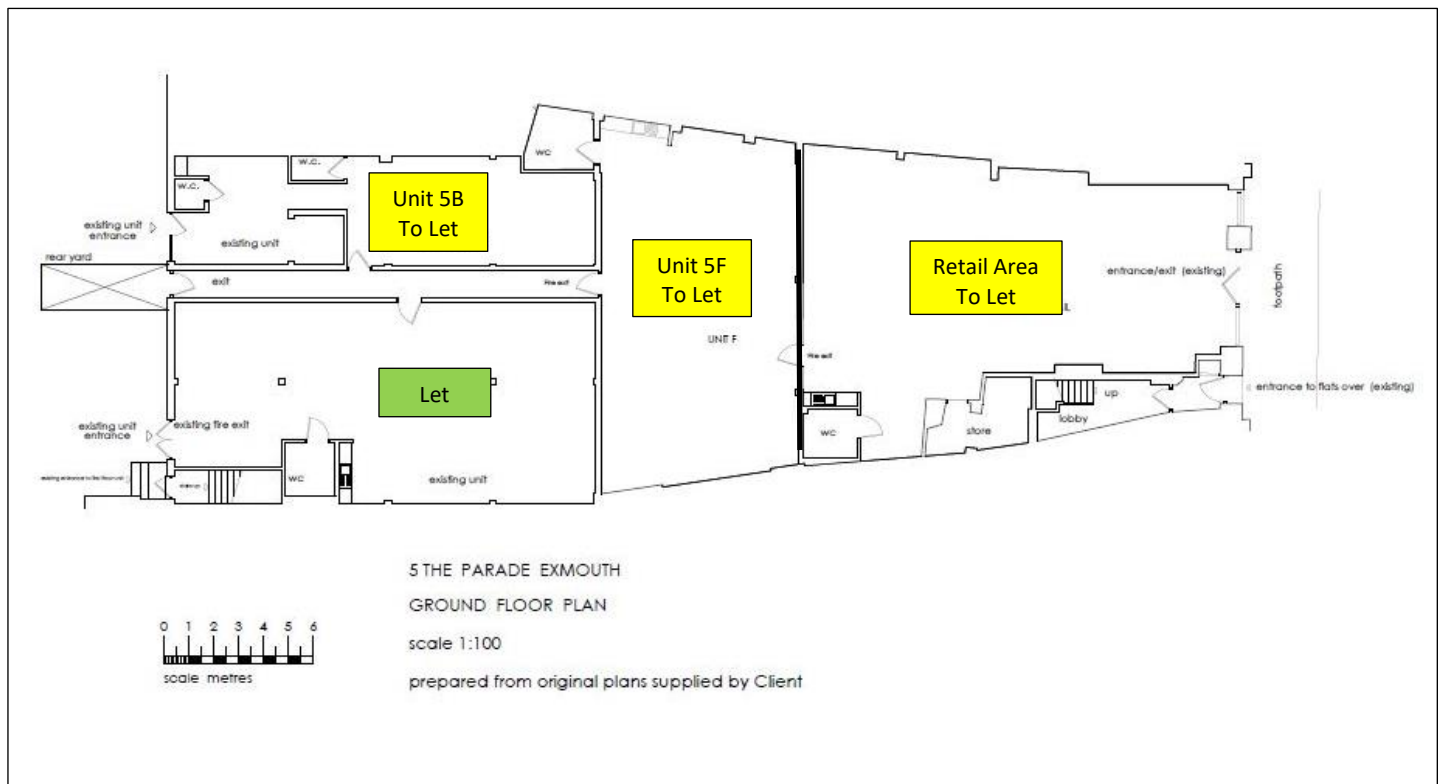
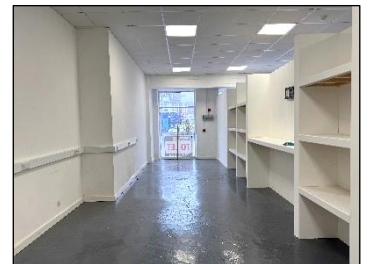


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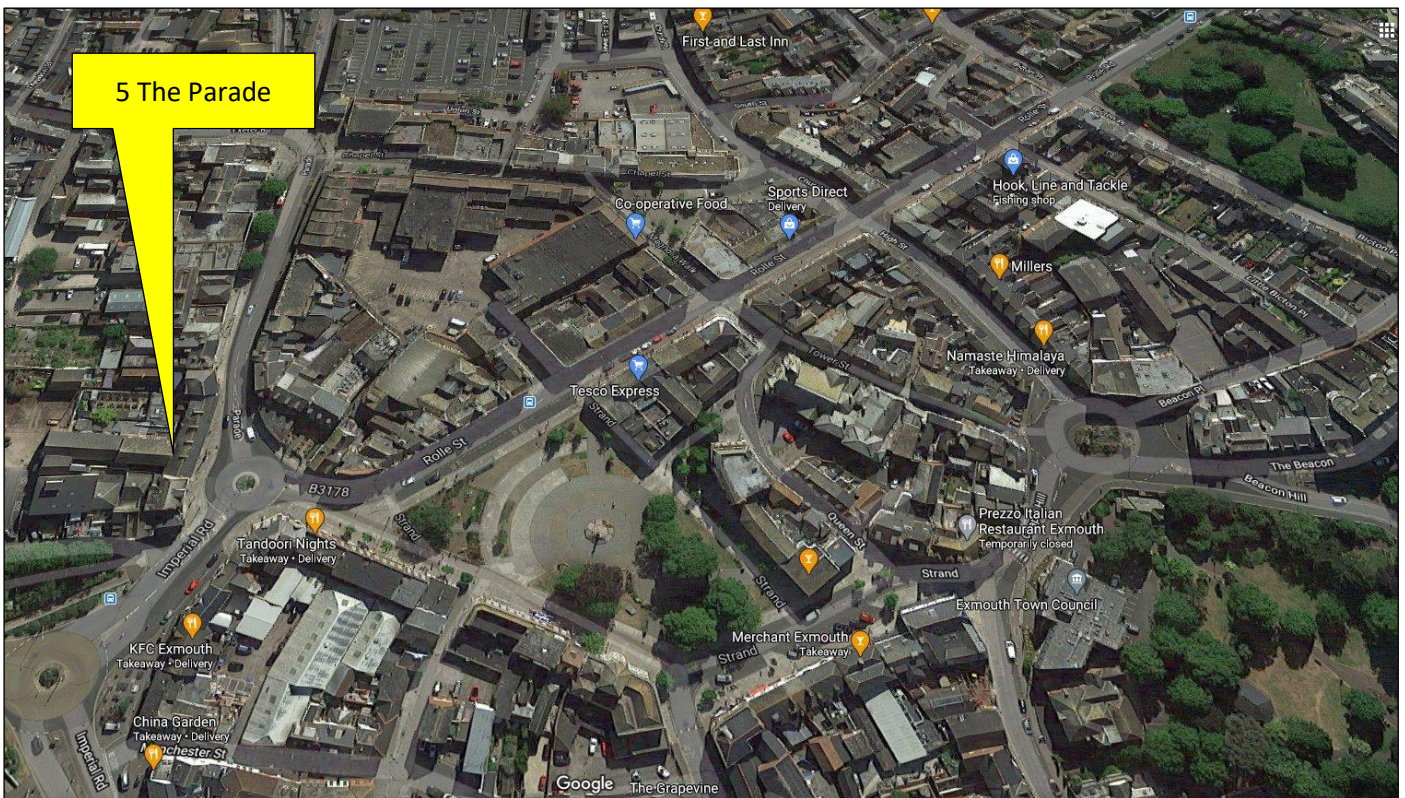
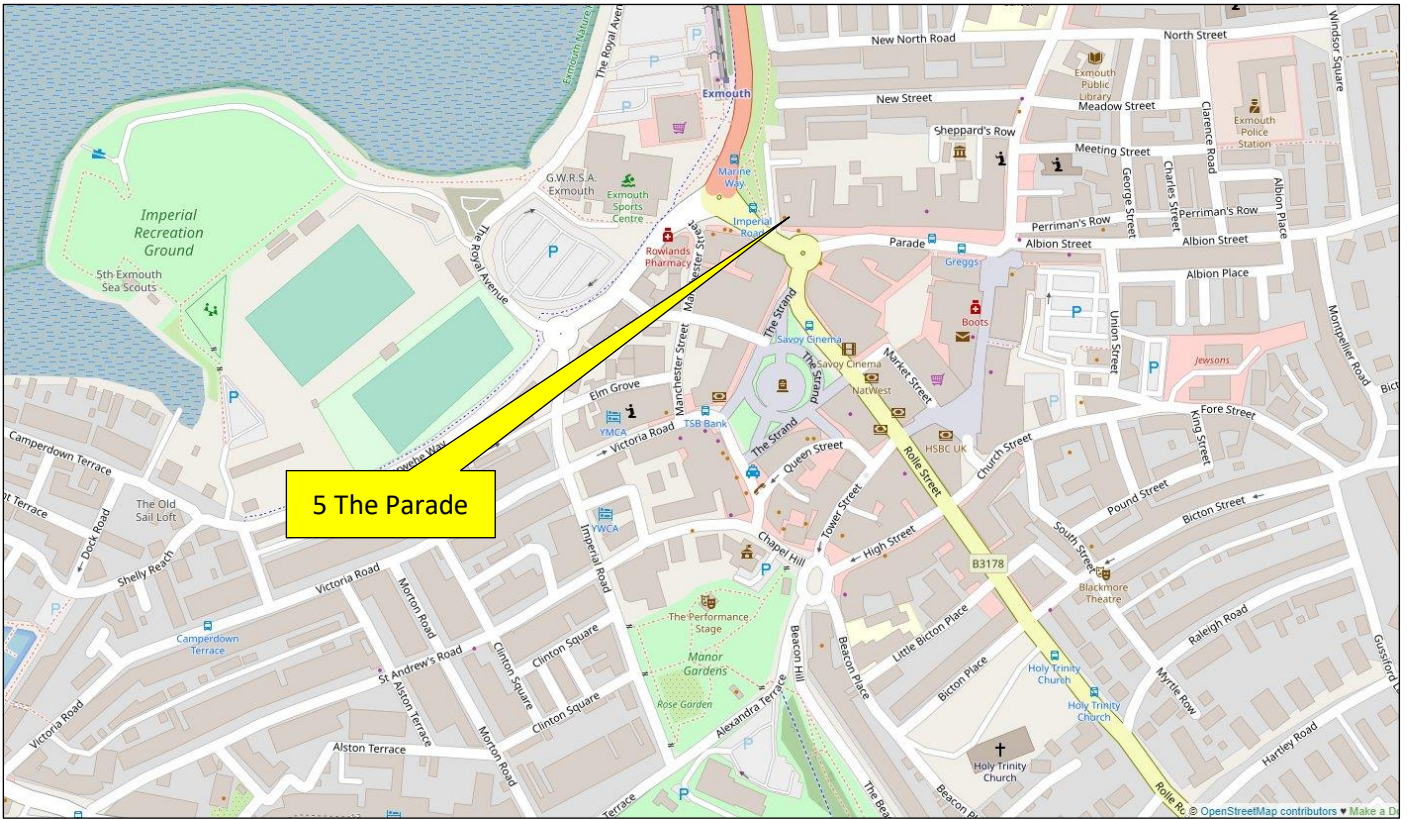
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Energy performance certificate (EPC)



Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

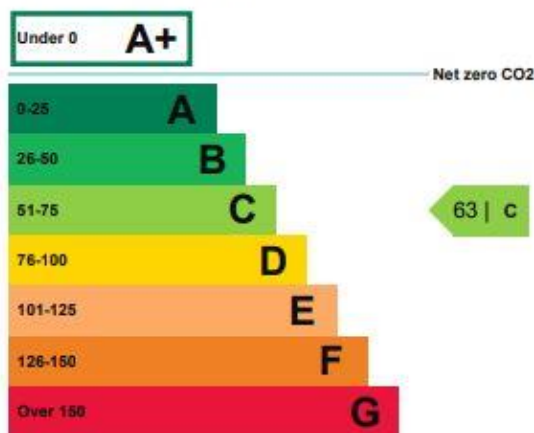
From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

You can read [guidance for landlords on the regulations and exemptions](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/859016/Non-Domestic_Rented_Property_Minimum_Standards_Landlord_Guidance.pdf)

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Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others