

STORAGE

RETAIL

OFFICE

Noon
Roberts



PROPERTY CONSULTANTS

TO LET

GROUND FLOOR OFFICE / MAIL ORDER / BUSINESS UNIT IN A TOWN CENTRE LOCATION

Approximately 124 sq.m (1,335 sq.ft) plus 1 Parking Space

**MANUFACTURING / SHOWROOM / STUDIO PREMISES,
UNIT 5F, REAR OF 5 THE PARADE, EXMOUTH, DEVON, EX8 1RS**



These premises are conveniently located off of a parking courtyard area to the rear of The Parade in a central location in Exmouth, just a short walk from the Town centre and the Strand which is the main dining and café location in the town, and surrounded by retail Units to the front, with a Gym and Workshops adjoining. The premises are ideally suited to variety of potential uses, subject to consent.

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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. Exmouth is a popular coastal resort with a stunning beach and water front area plus a vibrant Town centre with a wide range of local, regional and national retailers. The premises are located to the rear of No 5 The Parade, in a convenient position in the centre of this busy town.

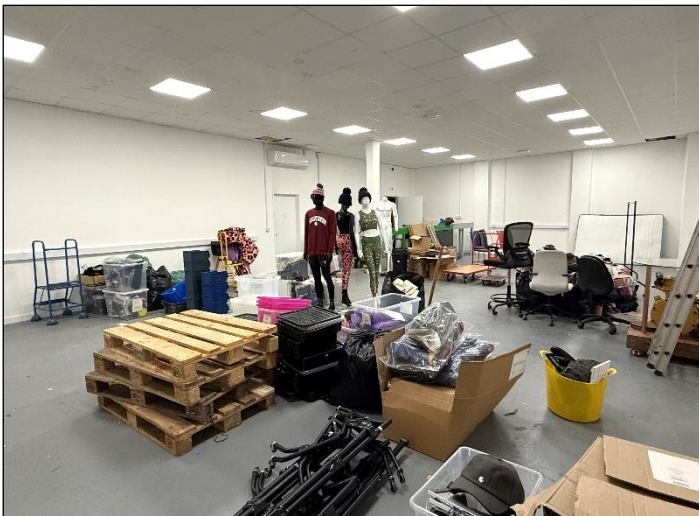
The property is located in the centre of this popular and busy town and is arranged on the Ground Floor to the rear of the building and offers a useful area suitable for a variety of uses including as a showroom, Office / Studio, Mail Order or manufacturing / assembly space or for a Personal Trainer / Dance Studio. The property benefits from a part suspended ceiling with integrated lighting and aircon, two toilets plus a kitchenette area, and is ready for the tenants to fit out to suit their requirements.

ACCOMMODATION

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

The premises are located to the rear of No 5 The Parade and are accessed off a yard / loading area via a glazed entrance door into a corridor leading down to a further door to

Office / Workshop Area 14.98m x 8.31m (49'2" x 27'3") max
Suspended ceiling with integrated LED lighting. Concrete painted floor. Ample power points as fitted in dado trunking. Wall mounted Aircon / heater unit .



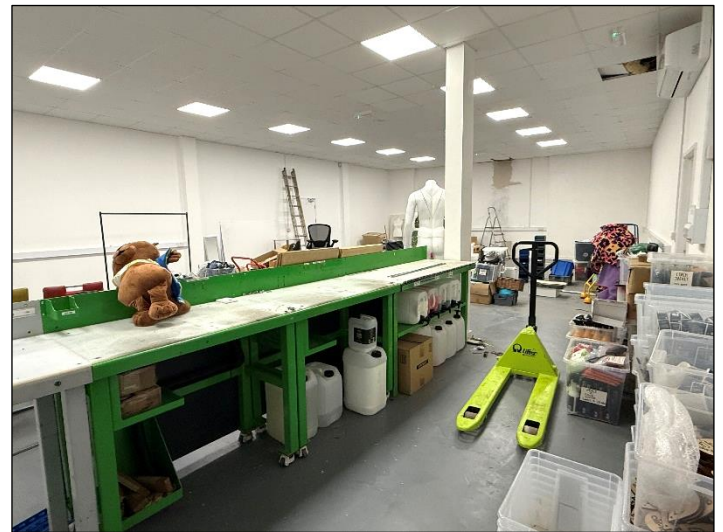
Kitchen area with worktop and inset stainless steel sink unit with single drainer and with cupboards under.

Toilet

Accessible toilet with low level WC suite with wash hand basin and pedestal wash basin. Ariston hot water heater.

EXTERNALLY

The premises are conveniently located with a parking space available in the rear courtyard.



RATES

Rateable Value: - £8,100 (2023 valuation)

We are advised that qualifying businesses could benefit from a rate reduction of up to 100% under the Small Business Rate Relief scheme. To see if you or these premises qualify please contact the Business Rates department at East Devon Council (01395 516551)

RENT

£11,950 per annum is sought for these well-located premises. VAT is not payable on the rent on this occasion.

TENURE

A new 6 year lease is available with a mid-term upwards only rent review and a mid-term tenant only break clause. 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 responsible for the internal repairs and decorations. An annual service charge is payable of £780 per annum, with the tenant also required to reimburse the Landlords for a proportion of the Buildings insurance premium.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been obtained and a copy is attached and available to download from the web site. The rating is: B 30

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VAT

VAT is not payable on the rent on this occasion.

LEGAL COSTS

The tenant is to contribute £395 towards the landlord's legal and administrative costs, including abortive fees for a 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 (0844)

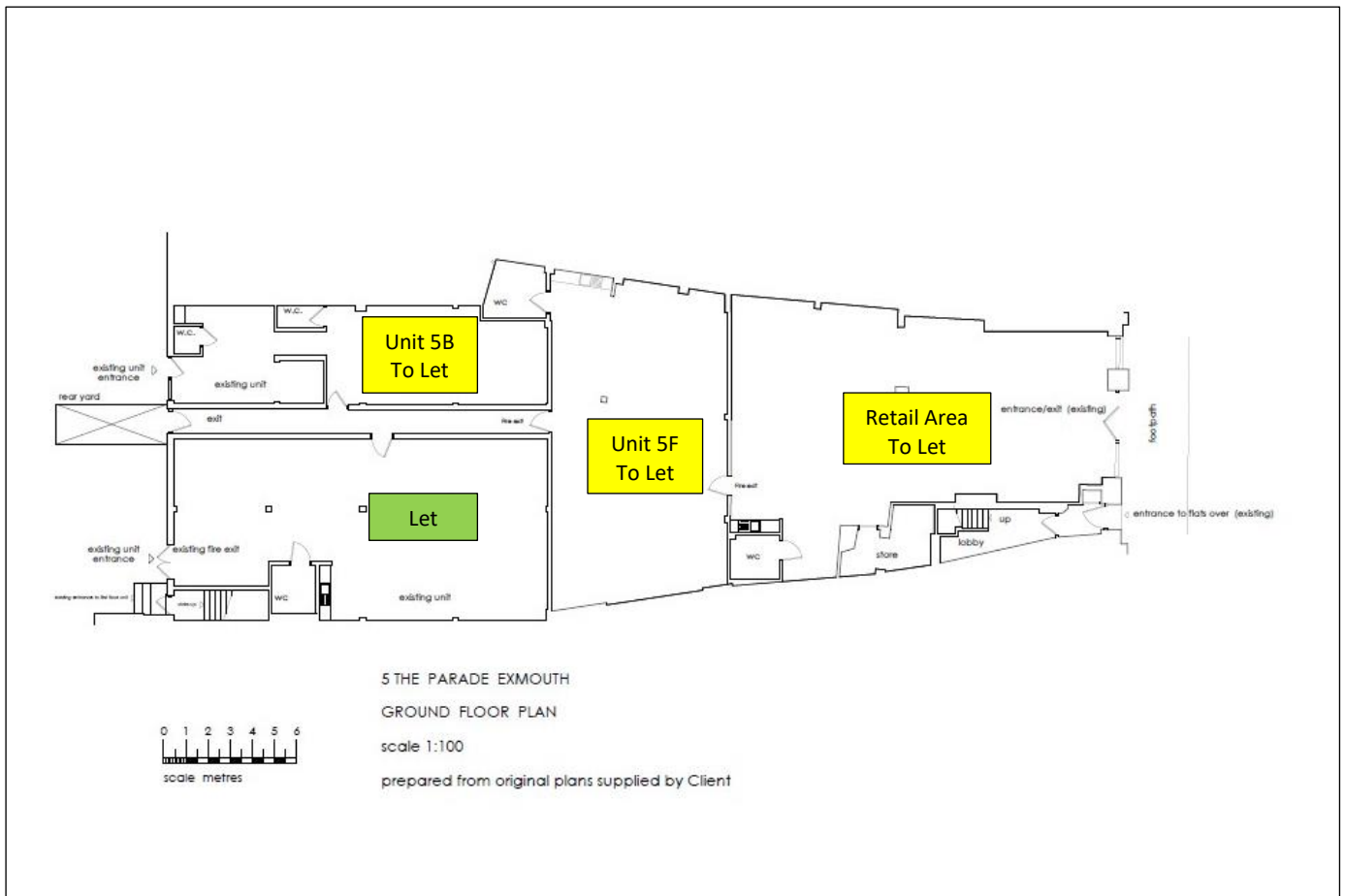
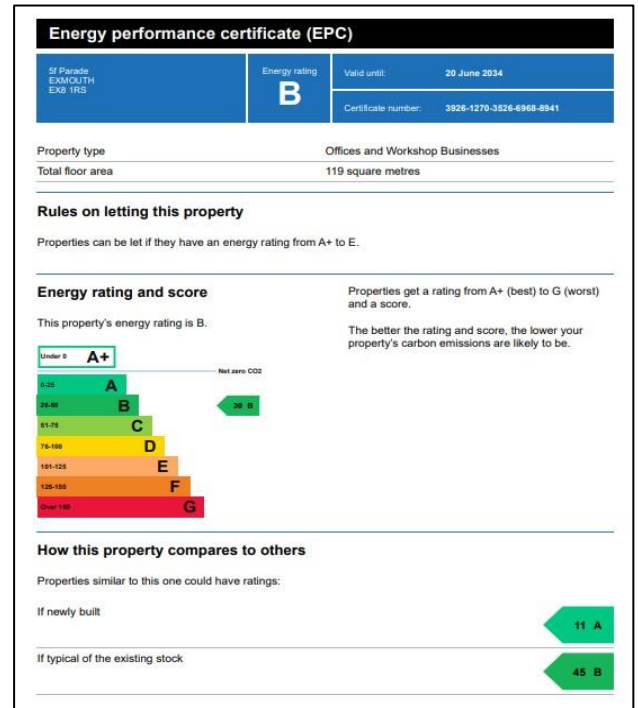


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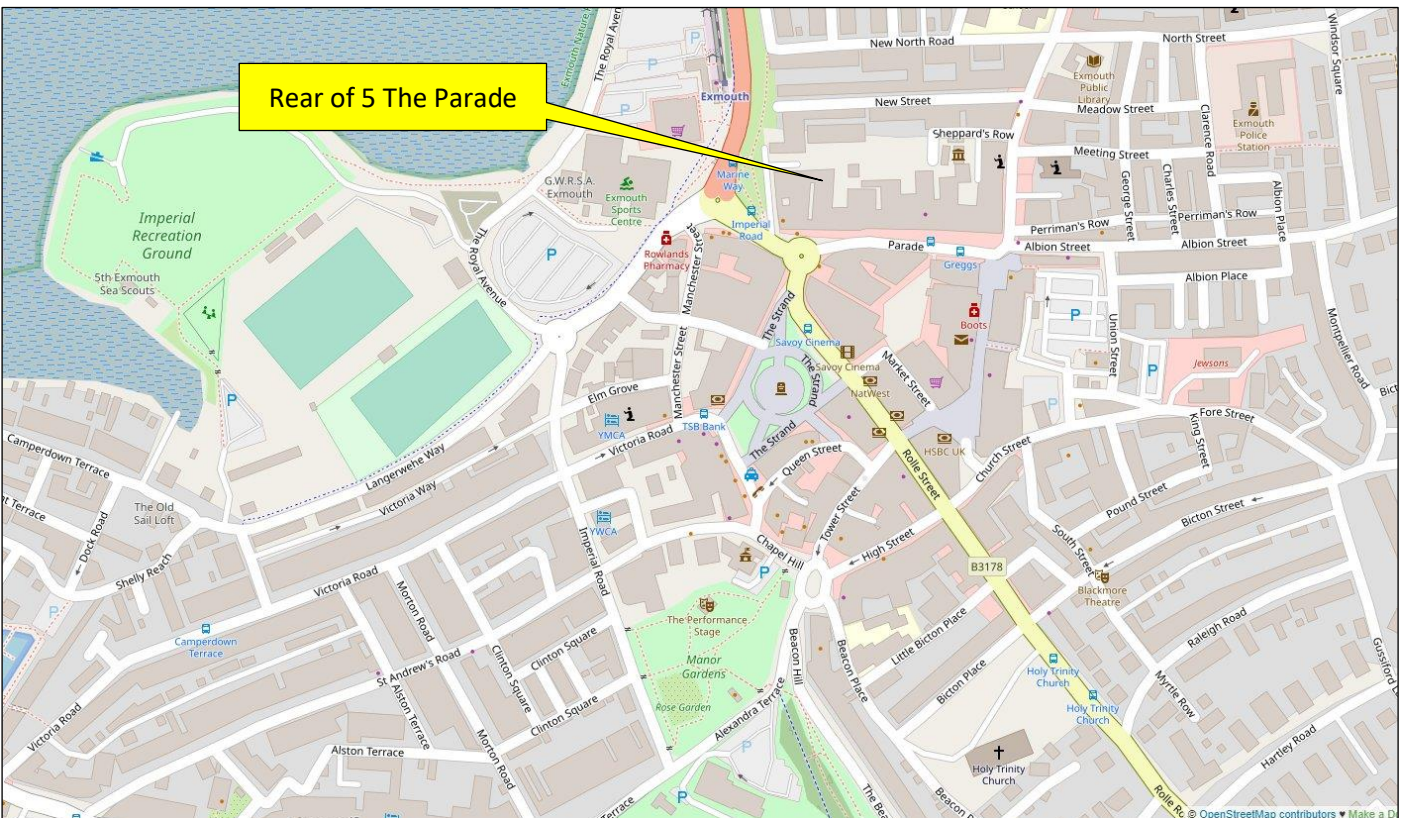
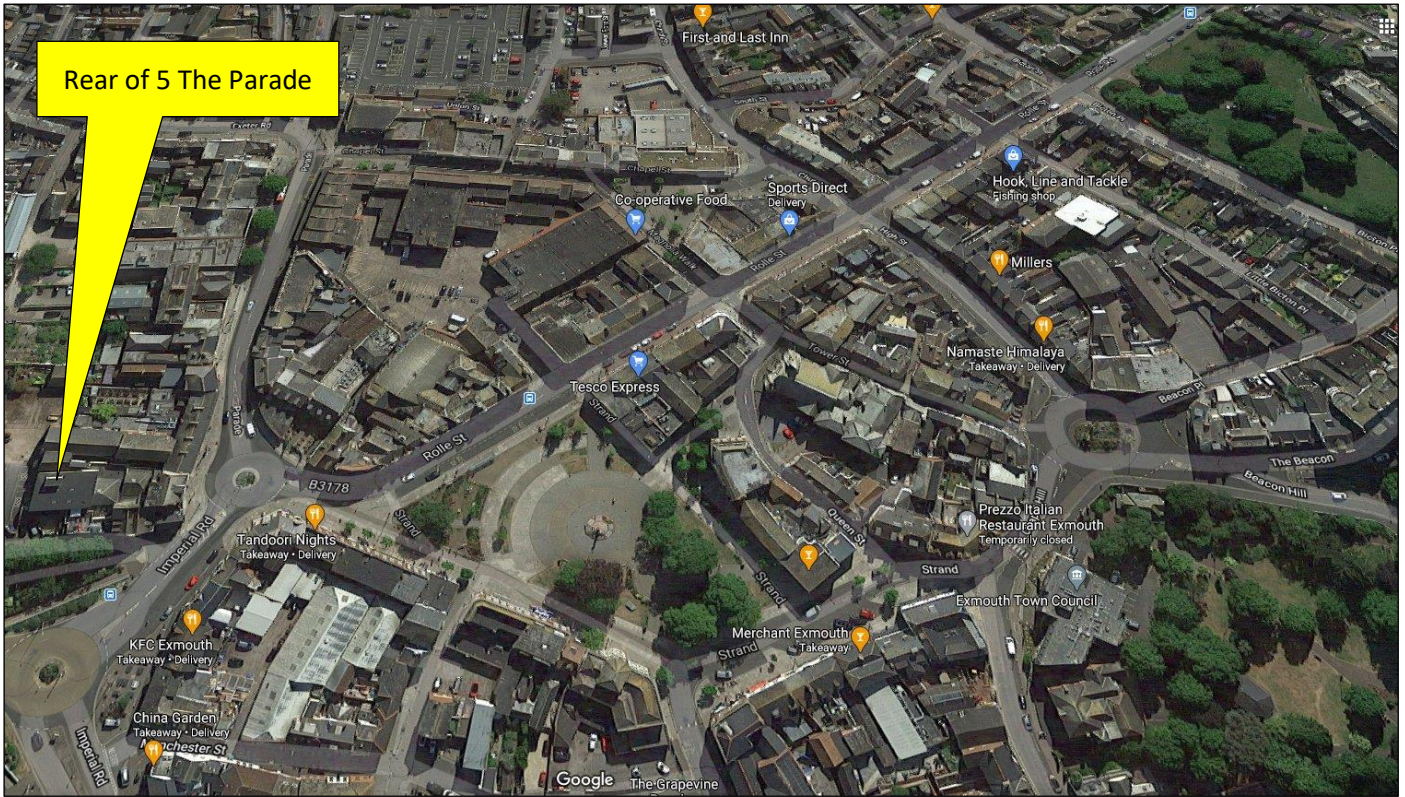
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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances 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.