

TO LET

TRADE COUNTER / RETAIL PREMISES IN PROMINENT ROADSIDE LOCATION ON MARSH BARTON ESTATE

Showroom / Trade Counter and Warehouse of approx. 451 sq.m (4,860 sq.ft)
plus Mezzanine area of 109 sq.m (1,173 sq.ft) so totalling 560 sq.m (6,028 sq.ft)

**NO 8 TRUSHAM ROAD, MARSH BARTON,
EXETER, DEVON, EX2 8QH**



An opportunity to acquire a new lease of this substantial Trade Counter / Retail premises located on the main spine road through the Estate, offering a prominent Showroom / Trade Counter with rear warehouse and mezzanine storage area. To the front and side is an area of allocated parking. The premises are well located on the sought after Marsh Barton Trading Estate with easy access to the M5 / A30 / A38 trunk roads.

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SITUATION AND DESCRIPTION

These well located premises are situated in the heart of Marsh Barton, fronting Trusham Road, the main spine road through the Estate. Marsh Barton is situated on the Edge of Exeter City Centre and offers excellent access to the A30 / M5 and A38 / A380 trunk roads. Exeter is the capital city and county town of Devon and has firmly established its reputation of being the commercial centre of the South West. The city has a population of approximately 120,000 with a 'drive to work' population of some 480,000 within a 45 minute catchment area. The city has two mainline railway stations plus a modern and vibrant shopping area including the Princesshay Retail centre. Exeter airport is approximately 8 miles distant with regular national and international flights

Unit 8 Trusham Road has recently been used as a hot tub showroom and warehouse, but are suitable for a variety of potential uses subject to the usual consents, including Trade Counter, Retail or Showroom use, benefitting from its prime location with substantial main road frontage. Adjoining occupiers include Majestic Wine, Amos Lighting, Speed Superbikes and Market Carpets, with a number of Retail Garage premises close by, plus the Stone Lane Retail park with occupiers such as Matalan, B&M Home Store & Costa Coffee.

ACCOMMODATION

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

Front Showroom **10.24m x 5.03m (33'7" x 16'6") max**
Fronting Trusham Road with 2 large glazed display windows with central pair of glazed doors. Carpeted. Integrated spot lighting. Power as fitted. Opening to rear warehouse.....



Kitchenette

Stainless steel sink unit with single drainer. Window. Storage space under.

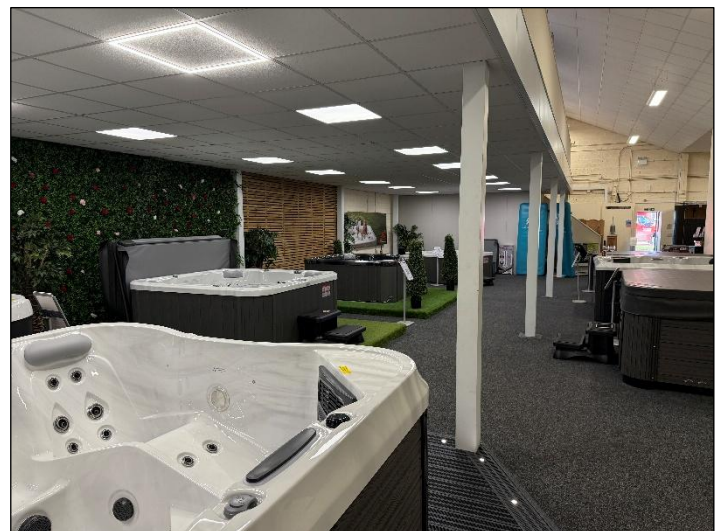
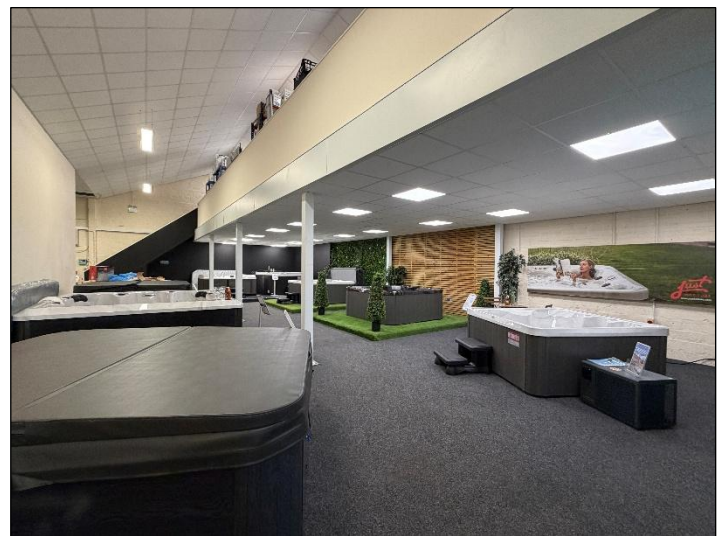
Toilet

Low level W/C suite and wash hand basin. Electric water heater. Altro floor. High level windows.

Showroom **22.71m x 8.88m plus 5.18m x 3.19m (74'6" x 29'2" plus 17'0" x 10'6") max**

Large walk through from front showroom. Carpeted. Overhead lighting as fitted. Power as fitted. Power as fitted.

Rear Store / Assembly Area **8.92m x 4.93m (29'3" x 16'2") max**
Suspended ceiling and strip lighting. Carpeted. Rear fire door.



Warehouse

17.6m x 8.95m (57'9" x 29'4") max
Large roller shutter door to the front with loading bay. Concrete floor. Overhead strip lighting and power as fitted. Wide accessway leading through to the rear store area. Constructed within this area is a

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Office **5.98m x 3.11m (19'8" x 10'2") max**
Carpeted. Suspended ceiling with LED panels. Power as fitted.
Door and window to warehouse. Electric wall heater.



Kitchen

Stainless steel sink Unit with single drainer. Cupboards under and space for fridge.

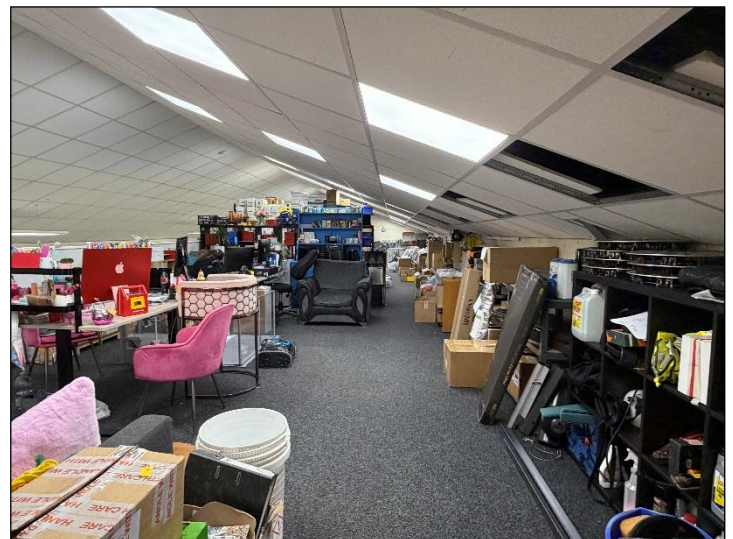
Toilet

Low level W/C suite and wash hand basin. Electric over sink water heater. Electric wall heater. High level window.

Mezzanine Floor

20.77m x 5.25m (68'2" x 17'3") max

2 Staircases providing access from both ends of the showroom area. Suspended ceiling. Carpeted. Useful storage / showroom or office area. LED lighting.



EXTERNALLY

To the front and side of the premises is a private forecourt area with allocated car parking spaces. To the front of the premises is a roller shutter door with a loading bay.

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RENT

A rent of £47,500 pax is sought for these well located, prominent and adaptable premises that are ideally suited to a Retail / Trade Counter or Showroom use such as a tile, kitchen or plumbing showroom, subject to all the necessary consents.

VAT

VAT is chargeable on the rent on this occasion.

LEASE

A new 10 or 15 year FRI lease is available with 5 yearly upwards only rent reviews. A mid-term break clause can also be incorporated if required by agreement.

BUSINESS RATES

Rateable Value £32,000 (2023 Valuation)

Rateable Value £34,250 (2026 Valuation)

For further information on the Rates Payable please contact Exeter City Council Business Rates department (01392 277888)

ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for the premises and is attached below with a full copy available to be downloaded from the web site. The rating is D 87.

SERVICES

We understand that mains water, drainage, gas and electricity including 3 phase are available to the premises.

LEGAL COSTS

A contribution of £450 plus VAT is required towards the Landlords administration and legal costs, including abortive costs, in the setting up of a new lease on these premises.

VIEWING

Strictly by prior appointment only with the sole agents, for the attention of Tony Noon (07831 273148) Ref (0000)

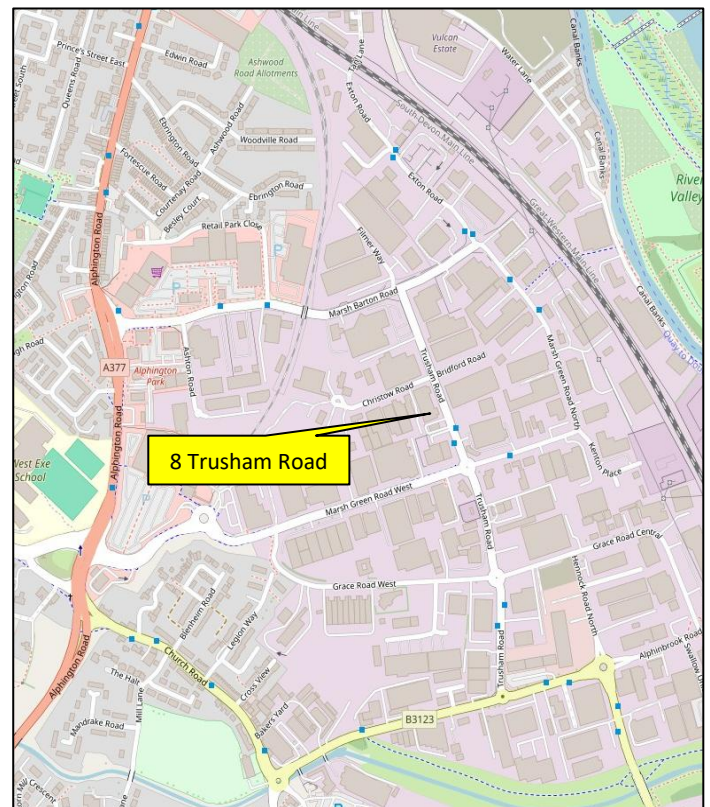


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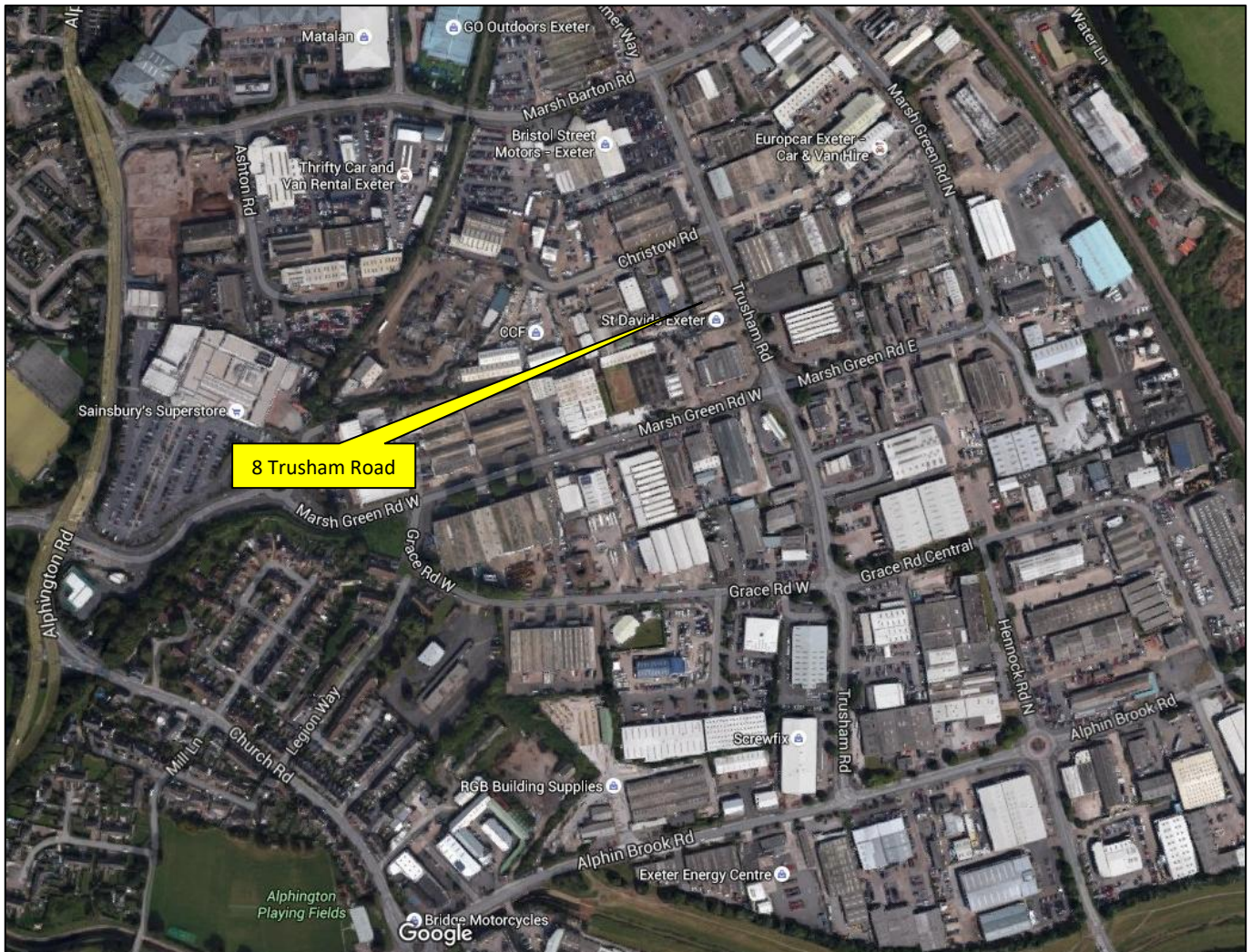
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Energy performance certificate (EPC)

8 Trusham Road Marsh Barton Trading Estate EXETER EX2 8QH	Energy rating D	Valid until: 11 September 2035
		Certificate number: 3181-5553-9261-9551-4153

Property type	Retail/Financial and Professional Services
Total floor area	603 square metres

Rules on letting this property

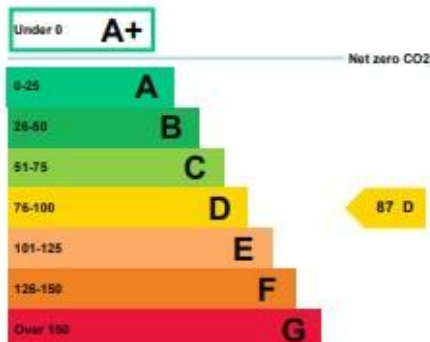
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

Properties similar to this one could have ratings:

If newly built

12 A

If typical of the existing stock

47 B