

TO LET

PROMINENT RETAIL PREMISES WITH LARGE STORE / WORKROOM / OFFICE TO THE REAR

Approximately 62.8 sq.m (676 sq.ft)

**4A FORE STREET, BUDLEIGH SALTERTON
DEVON, EX9 6NG**



An opportunity to take a new flexible lease on this prominent retail unit in the sought after coastal town of Budleigh Salterton. The premises have in the past traded as an artisan bakery, a clothing outlet and a gift shop, but the premises would suit a variety of potential users subject to the necessary consents.

T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk

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 access to the National motorway network plus links to the A38/A380 to Plymouth and Torbay and the A30/A303 to Okehampton, Cornwall, Honiton and London.

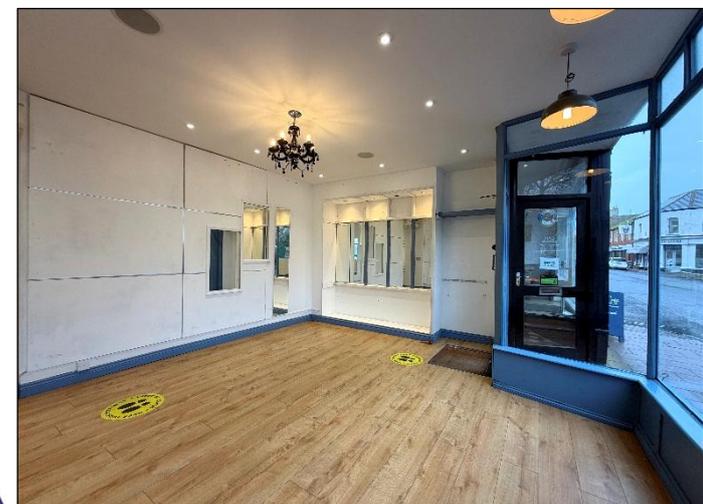
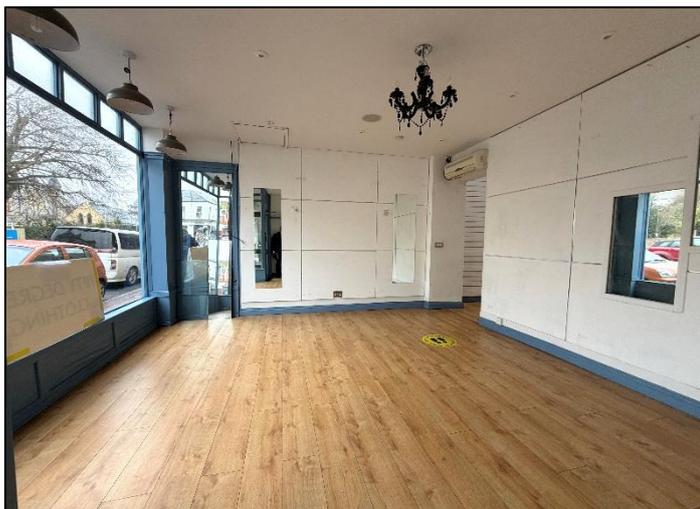
The premises are located in Fore Street close to a busy Spar and Tesco Express, with other nearby occupiers include specialist retailers, a café and a selection of local, regional and national retailers. The Rolle Mews Short Stay car park is directly opposite. The premises have most recently traded as a clothing shop with previous retailers being gift and accessories. To the rear of the main retail area is a large store / work room which could be used as a store or preparation area depending on the use of the shop. The premises would suit a variety of potential uses, subject to the usual consents.

ACCOMMODATION

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

Retail Area **5.12m x 4.40m (16'9" x 14'5") max**

Timber shop front with deep display windows and recessed glazed entrance door with Tiled plinth and tiled step leading into the premises. Laminate flooring throughout. Recessed spot lighting. Feature walls with mirror backed full height display shelving.



Side Area

4.46m x 1.57m (14'7" x 5'2") max

Useful additional sales area leading off of the main shop with slat boarding to one side. Glazed roof panel. Spot lighting as fitted. Laminate flooring. Door leading to



Rear Store / Workroom **6.14m x 4.77m (20'2" x 15'8") max**

A really useful area to the rear of the shop suitable for storage or as a preparation area to serve the shop. A door provides rear delivery access if required. Spot lighting. Power as fitted.



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Kitchen 2.08m x 1.94m (6'10" x 6'4") max
Fitted kitchen Units with stainless steel sink inset into worktops. Cupboards under and wall units as fitted. Tiled splashback. Under counter fridge.

Toilet
Low level W/C suite with stainless steel wash hand basin.
Door to rear courtyard which offers rear delivery access.

RENT
£8,950 pax (£160 per week) payable quarterly in advance.

TENURE
The premises are available on a new 6 year lease with a rent review and tenant only break clause at the end of the third year. The tenant will be responsible for the repair and maintenance of the shop front and the interior of the premises only. A contribution towards the buildings insurance will be required.

RATES
Rateable Value:- £8,400 (2026 valuation list)

A reduction of up to 100% may be available under the small business relief scheme. To see if you or the premises qualify for this discount please contact East Devon District Council Business Rates department (01395 516551)

LEGAL COSTS
The incoming tenant is to contribute £450 plus VAT towards the Landlords legal costs incurred in the preparation of the lease.



ENERGY PERFORMANCE CERTIFICATE

An EPC has been obtained for this property with a summary below, and a full copy available on the web site. The rating is: C 58

VIEWING

Strictly by prior appointment only with the agents, for the attention of Tony Noon (07831 273148) Ref (0142)



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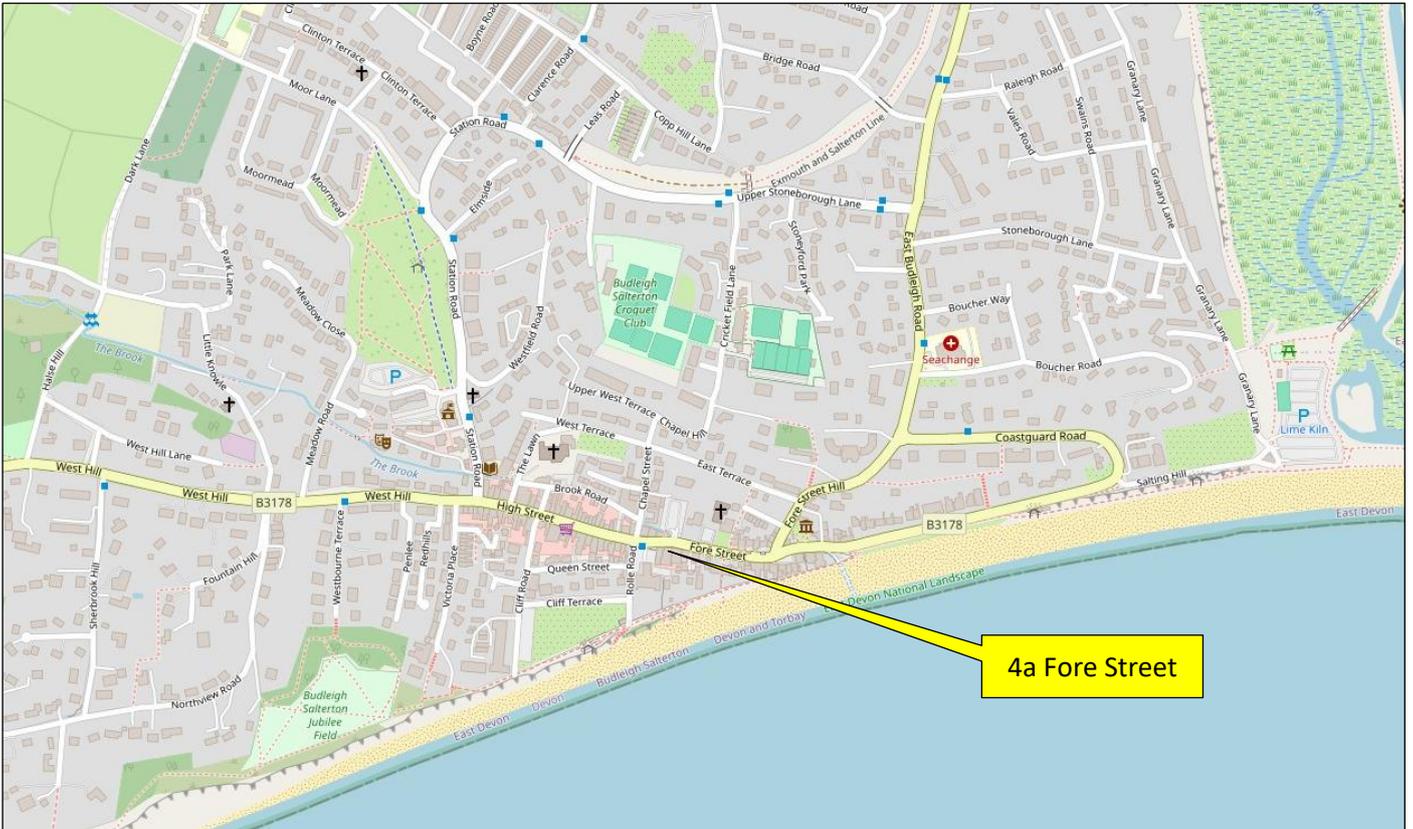
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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances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