



32 Fore Street, Budleigh Salterton, Devon,  
EX9 6NH

## To let

Viewing by prior appointment  
with Damian Cook MRICS

**(01392) 202203**

[damian@sccexeter.co.uk](mailto:damian@sccexeter.co.uk)

Ground floor self-contained shop

Located in the heart of the town centre and close to the seafront

Flexible and competitive lease terms

303 sq ft / 28.1 sq m

100% Business Rates relief available until 5th April 2021

Well presented and ready for immediate occupation

Competitive rent

[strattoncrebercommercial.co.uk](http://strattoncrebercommercial.co.uk)

## Location

The premises are situated in a good trading position within the heart of the town centre and close to the seafront. Nearby occupiers include Brook Gallery, The Creamery, Plume, Spar and the Tourist Information Centre.

Budleigh Salterton is popular and highly sought after seaside town approximately 15 miles from Exeter and 4 miles from Exmouth situated within an area of outstanding natural beauty. The town is popular with both multiple and independent retailers with a good resident population and benefits from an influx of tourists in the holiday season.

## Description

The property comprises a well presented double-fronted ground floor self-contained lock up shop with rear w/c and wash hand basin facilities. The property benefits from full carpeting and spotlighting.

There is a prohibition for the sale of hot food and is not suitable for restaurant/takeaway.

## Accommodation

The accommodation provides the following approximate floor area:

Net sales: 303 sq ft / 28.1 sq m

## Lease Terms

The property is available by way of a new lease for a term to be agreed on an internal repairing and decorating basis to include the shop front.

## Rent

Upon application.

## Energy Performance Certificate (EPC)

An EPC is available for this property and the rating is D/88.

## Business Rates

Rateable value: £5,620.

Rates payable: For the period 6th April 2020 to 5<sup>th</sup> April 2021 premises with a rateable value of £51,000 or less will qualify for 100% Business Rates Relief.

## VAT

VAT is not chargeable to the rent.

## Rent Deposit

A rent deposit may be required subject to the prospective tenants status.

## Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial  
20 Southernhay West, Exeter, EX1 1PR

Contact: Damian Cook MRICS  
Tel: (01392) 202203  
Email: [damian@sccexeter.co.uk](mailto:damian@sccexeter.co.uk)





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