



5 The Parade, Exmouth, Devon, EX8 1RS

To let

Viewing by prior appointment
with Damian Cook MRICS

(01392) 202203

damian@sccexeter.co.uk

Substantial ground floor showroom/retail unit

Circa: 5,420 sq ft / 503 sq m

Prominent and highly visible trading position

Popular shopping parade

Close to Bus Station, Train Station and Car Parks

100% Business Rates Relief until 5th April 2021

New lease available

strattoncrebercommercial.co.uk

Location

The property is centrally located with excellent prominence from the roundabout leading into the main retail centre from Exmouth Bus and Train Stations, M & S Foodhall, The East Devon Swimming & Leisure Centre and one of Exmouth's main car parks.

The Parade is a popular shopping destination with a strong mix of both national retailers and local traders including Peacocks, Iceland, Greggs, Ladbroke's, Clarks Shoes and Hospiscare.

Description

The property comprises a substantial ground floor showroom/retail unit with good sized open plan and uninterrupted retail space.

To the rear of the shop there are male and female w/c's and rear access for loading with provisions for parking two vehicles.

Accommodation

The property comprises the following gross internal floor area:

5,420 sq ft / 503 sq m

Lease Terms

The property is available by way of a new lease for a term to be agreed on a full repairing and insuring basis.

Rent

£44,000 per annum.

Energy Performance Certificate (EPC)

An EPC is available for this property from the sole agents.

References

Financial and Accountancy references may be sought from the prospective tenant prior to agreement.

Prospective tenants may be required to provide a rental deposit subject to covenant status.

Business Rates

Rateable value: £29,750.

Rates payable: For the period 6th April 2020 to 5th 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.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

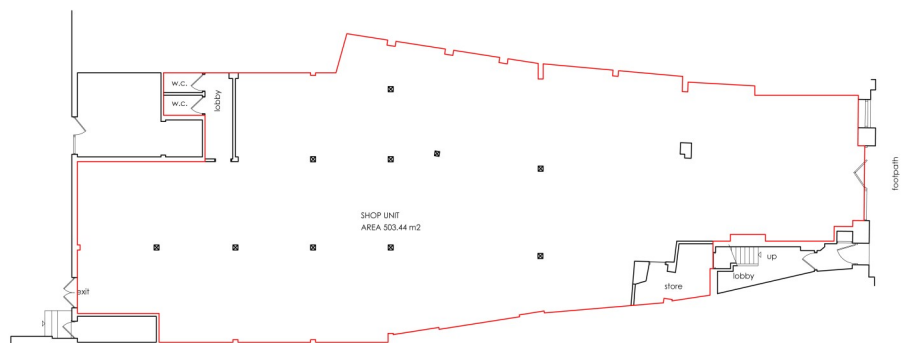
Viewing & Further information

Strictly by appointment through the sole agents:

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

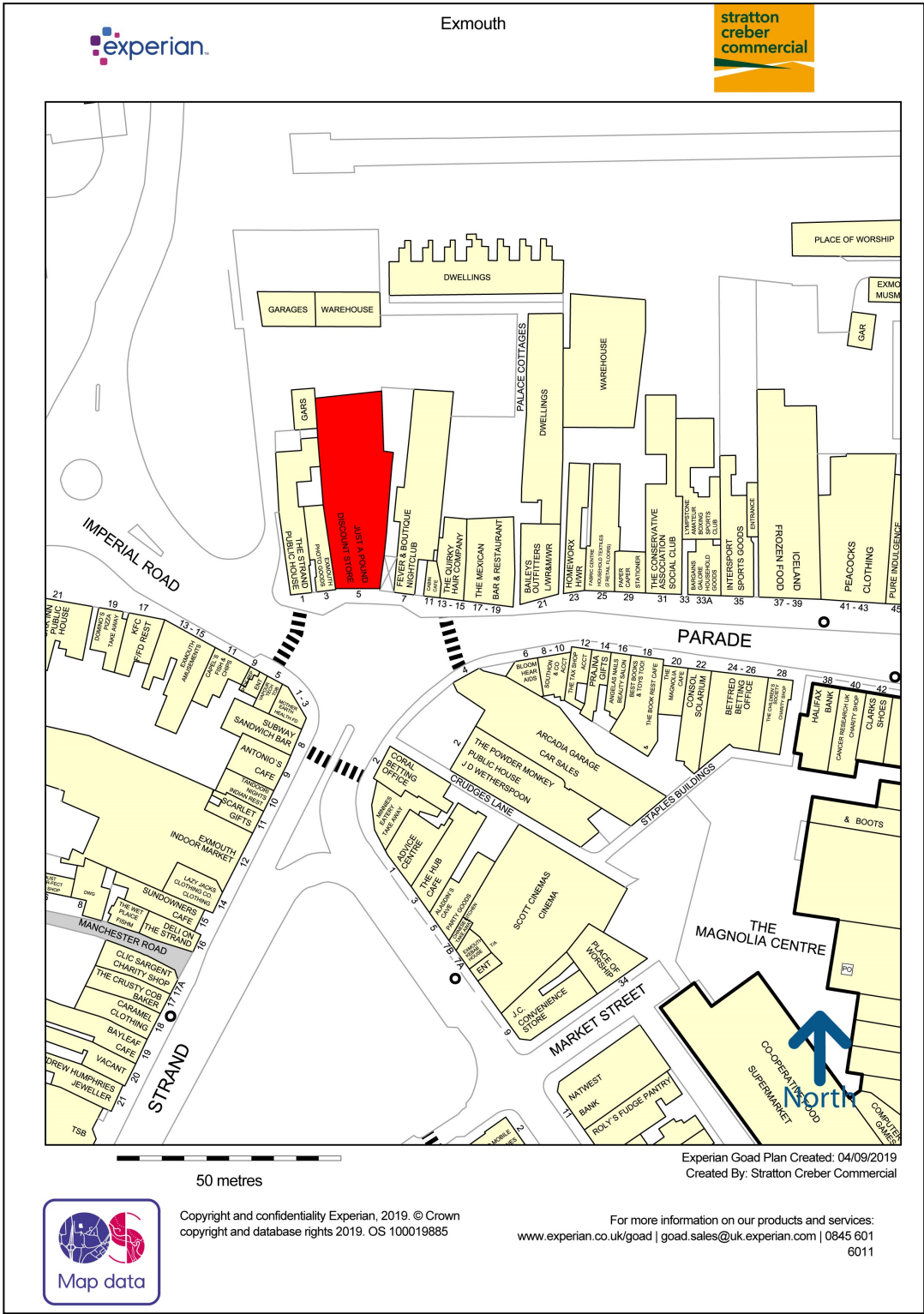
Contact: Damian Cook MRICS
Tel: (01392) 202203
Email: damian@sccexeter.co.uk





5 THE PARADE EXMOUTH
GROUND FLOOR PLAN
scale 1:100
prepared from original plans supplied by Client

date	revision	
151 babbscombe road torquay tq1 3zu tel: 01803 323344 fax: 01803 322419 client B. & L.M. Percik		walker newton architecture technologists designers
project 5 The Parade Exmouth DEVON		
drawing ground floor layout plan		
date	scale	
July 2019	1 : 100	
drawing no.	revision	
2049 30 1 n		



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