



To let

19 High Street, Budleigh Salterton, Devon,
EX9 6LD

Prime High Street shop suitable for shop or office

Well presented accommodation

Approx: 550 sq ft / 51 sq m

100% Business Rates relief

1 parking space

Rent: £8,600 per annum

Viewing by prior appointment
with Damian Cook MRICS /
Vicky Bandyszewska

(01392) 202203

damian@sccexeter.co.uk

vicky@sccexeter.co.uk

Location

The property is situated in a prominent position within the heart of the town centre. The town is well-represented with some national retailers but mainly independent traders including the Co-op, Tesco Express, Lloyds Pharmacy together with Devon Air Ambulance and Oxfam.

The town also benefits from a number of coffee shops, cafés and restaurants.

Budleigh Salterton is a popular and sought after East Devon seaside town in an area of Outstanding Natural Beauty about 15 miles from Exeter.

There is a good resident population and surrounding catchment area and benefits from an influx of tourists in the summer months.

Description

The property comprises a self-contained ground floor lock up shop with front sales areas, separate office which could be incorporated in to sales, useful rear storage together with kitchen and w/c facilities.

Accommodation

The accommodation provides approximate dimensions and floor areas:-

Gross frontage: 17'6" (5.35m)

Ground floor

Sales area: 230 sq ft / 21.35 sq m

Office: 159 sq ft / 14.80 sq m

Store: 160 sq ft / 14.91 sq m

Kitchen/wc: Unmeasured

Net total: 550 sq ft / 51 sq m

Parking

There is one parking space to the rear of the property.

Lease Terms

The property is held by way of a lease for a term of 10 years from the 1st November 2015. The lease is drawn on a contributory full repairing basis with the tenant responsible for the internal repairs and decorations including the shop front and a fair proportion (1/3rd) of the external repairs and maintenance.

The landlord insures the property and recovers the appropriate fair proportion (1/3rd) of the annual premium from the tenant.

The passing rent is £8,600 per annum.

Energy Performance Certificate (EPC)

An EPC is available for this property and the rating is D/85.

Business Rates

Rateable value: £6,800.

Rates payable: Qualifying tenants will be eligible for 100% Business Rates relief where the rateable value is £12,000 or below.

VAT

VAT is not payable on the rent.

Viewing & Further information

Strictly by appointment through the sole agents:

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

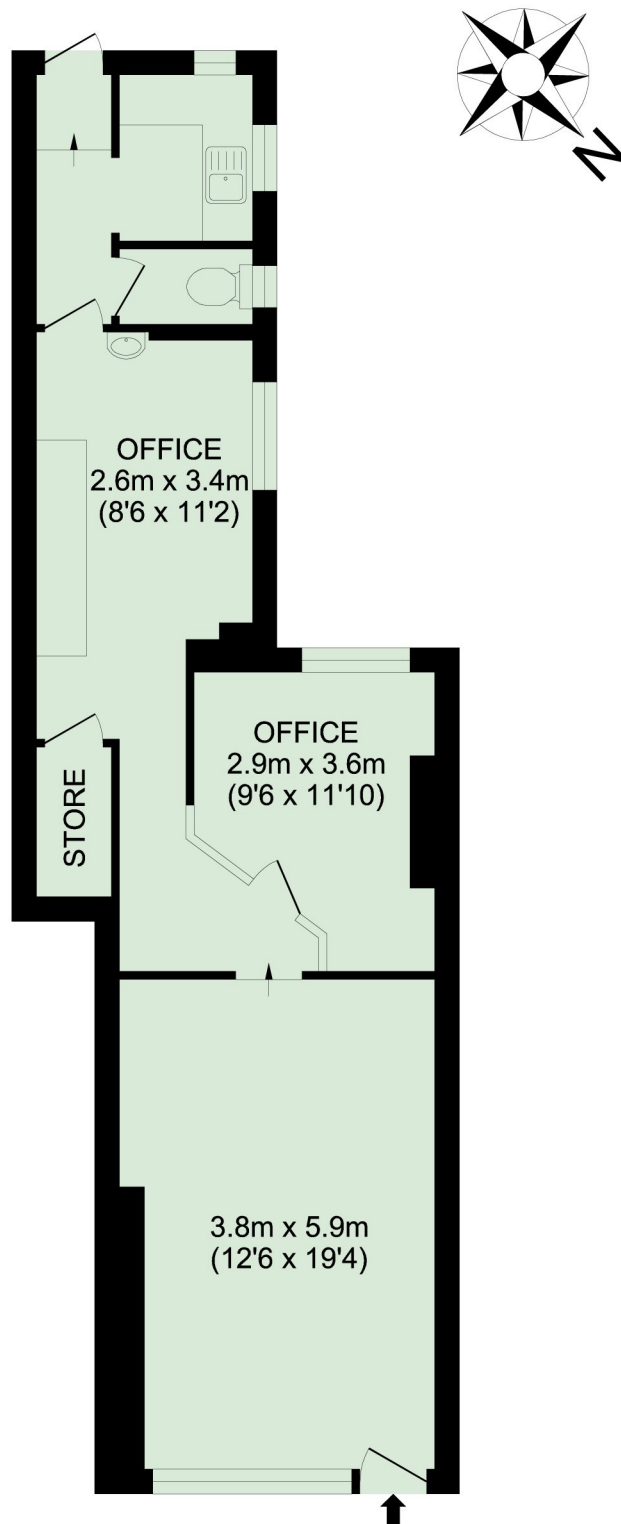
Contact: Damian Cook MRICS
Vicky Bandyszewska

Tel: (01392) 202203

Email: damian@sccexeter.co.uk
vicky@sccexeter.co.uk



GROUND FLOOR
APPROX. FLOOR
AREA 56.9 SQ.M.
(612 SQ.FT.)



19 High Street Budleigh Salterton, EX9 6LD
Approximate internal area 56.9 Sq.M. - (612 Sq.Ft.)
For identification only - Not to scale.



Exeter Office

20 Southernhay West, Exeter, EX1 1PR

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