



To Let

Culm Valley Integrated Centre for Health, Willand Road, Cullompton, Devon, EX15 1FE

Viewing by prior appointment
with Vicky Bandyszewska:

(01392) 202203

vicky@sccexeter.co.uk

Café unit with established trade

Situated at entrance to modern health centre and
sharing ample parking and on-site facilities

Approx: 597 sq ft / 55.4 sq m

Offered part-furnished and equipped

New lease on inclusive terms

To Let: £10,000 inclusive

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Location & Description

Culm Valley Centre for Integrated Health is situated towards the northern perimeter of the town of Cullompton in Mid Devon, on Willand Road around 600m from the town centre.

Cullompton is a town of around 9,000 people, situated on Junction 27 of the M5 motorway, via which Exeter is 11 miles southbound and Wellington around 13 miles northbound. The town is also on the main railway between London and Cornwall.

Culm Valley Centre for Integrated Health

The centre was built in 2008 and is designed to cater for a community of health and therapy practitioners. The centre offers a range of health services as well as a pharmacy and a community café, and also as a large car park and a community garden. The centre offers a range of complementary therapies and community health initiatives.

Description

The Café at the entrance to the health centre, currently trades as the Glasshouse Café. It comprises a preparation area and customer seating, plus decking to two sides offering outside seating.

The customer seating area has plate glass to the front and sides, incorporating large patio doors to the decking outside. It has wood-effect vinyl flooring, suspended ceiling with recessed lighting, air extraction, and heating via radiant panels in the ceiling. It seats around 25 customers in its current layout.

The food preparation area has tiled walls, worktops and a serving counter with display units and feature lighting above. Some of the equipment (fridge, freezer, hob etc) may be available to the incoming occupier.

The café has shared use of the health centre's ample car park, as well as use of shared WCs. It has its own security alarm.

Accommodation

The café has an approximate Net Internal Area of 597 sq.ft (55.4 sq.m).

Terms

The café is offered by way of a new sublease for a term expiring in January 2027. The rent, which is inclusive of service charges, buildings insurance and parking rights, is £10,000 per annum, subject to review after 3 years.

Energy Performance Certificate (EPC)

Assessed in band B; copy on request.

Business Rates

The unit is assessed as café and premises' with a rateable value of £7,600, and the rates payable in the year 2020/21 are understood to be £3,792.40.

Small Business Rates Relief is available to qualifying companies in respect of this property, and would reduce the rates payable to zero in the current year; please ask the Agents for further details.

VAT

VAT is chargeable on the rent and service charge.

Legal Costs

Both parties to bear their own legal costs in the transaction.

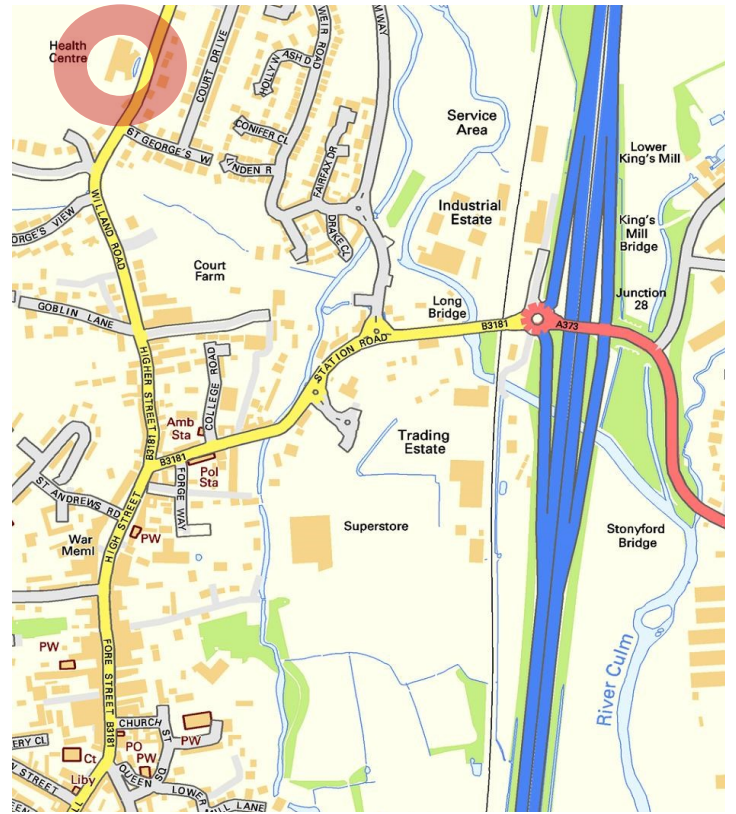
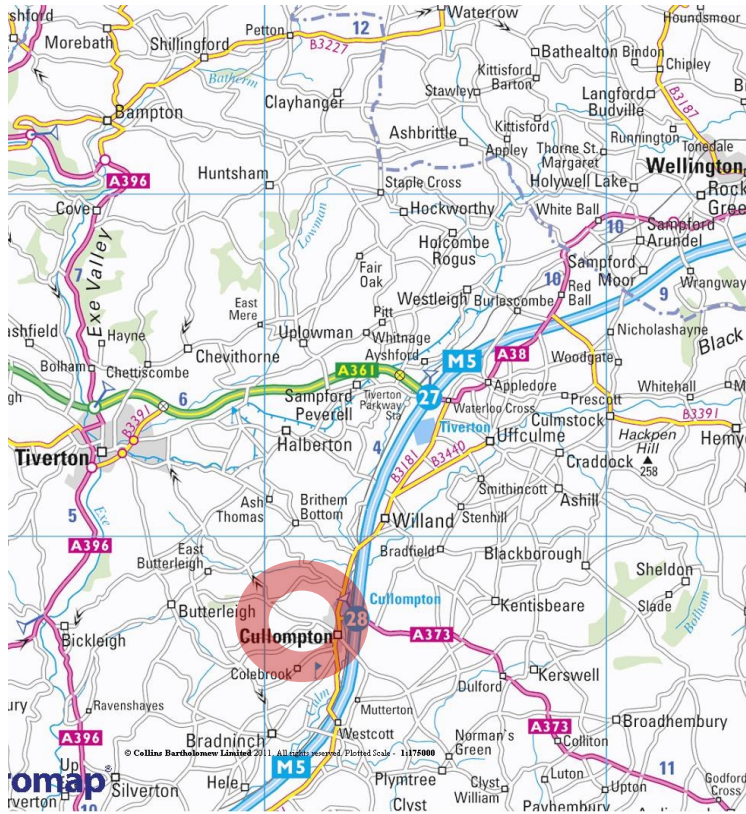
Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial
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