



For sale / To let

1A Commins Road, Exeter, Devon, EX1 2QB

Single storey shop/office/studio refurbished to a shell finish

Suitable for shop, office, hair and beauty studio or medical services

518 sq ft / 48.11 sq m

100% Business Rates relief

Freehold for sale / may let

Guide price £130,000 or £9,000 per annum

Viewing by prior appointment
with Damian Cook MRICS /
Vicky Bandyszewska

(01392) 202203

damian@sccexeter.co.uk
vicky@sccexeter.co.uk

Location

Commings Road is situated in a well-established and popular residential area within a short distance of the University, Royal Devon & Exeter Hospital and city centre.

Commings Road is just off Polsloe Road which is one of the main arterial routes to and from the city centre linking to the A30, A38 and M5 motorway.

Description

The property comprises a single-storey building suitable as a shop, office, hair and beauty studio or medical practice such as a physio therapist, osteopath or chiropractor.

The property also has the potential for conversion into residential use subject to regularizing the planning permission.

The property has undergone refurbishment and provides a shell finish which would lend itself ideally for a variety of potential uses.

Accommodation

Description	Sq ft	Sq.m
Shop	409	38
Store with w/c	109	10.11
TOTAL:	518	48.11

Proposal

Freehold

Guide price: **£130,000.**

Leasehold

A new lease for term of 5 years is on a full repairing and insuring basis at an initial rent of **£9,000 per annum.**

Energy Performance Certificate (EPC)

An EPC is available for this property and the rating is E.

Business Rates

The property has a rateable value of £4,750.

Small Business Rates Relief will be applicable to qualifying tenants for the full 100% rate.

VAT

VAT not chargeable to the rent or price.

Viewing & Further information

Strictly by appointment through the sole agents:

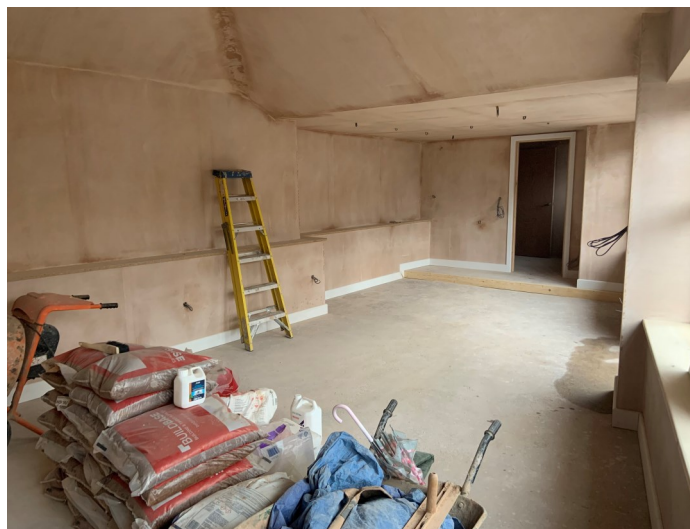
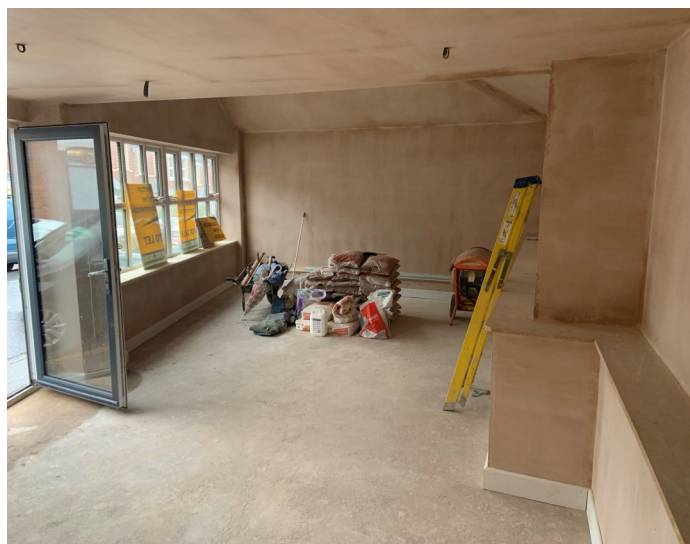
Stratton Creber Commercial
20 Southernhay West, Exeter, EX1 1PR

Contact: Damian Cook MRICS

Vicky Bandyszewska

Tel: (01392) 202203

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





Exeter Office

20 Southernhay West, Exeter, EX1 1PR

T: (01392) 202203

F: (01392) 203091

E: info@sccexeter.co.uk

Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;

All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them;

No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.