



9 Chapel Street, Exmouth, Devon, EX8 1HR

To let

Viewing by prior appointment
with Damian Cook MRICS /
Vicky Bandyszewska

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Ground floor retail premises with first floor ancillary space

Prime retail position

Ground floor: 1,453 sq ft (135 sq m)

First floor: 555 sq ft (52 sq m)

New lease available

Stepped rent over first 5 years starting at £25,000 p.a. plus VAT

Location

The property is situated within the heart of the town centre amongst national retailers including the Co-op, M & Co, Sports Direct, New Look, Superdrug and Boots The Chemist.

The town is also well represented by independent traders, restaurants, pubs and estate agents.

Exmouth is a popular seaside town in East Devon with a population of approx. 34,000 and a catchment population of 130,000 which benefits from substantial seasonal boosts each year.

The two main car parks within the town centre are within easy walking distance.

Description

The property comprises a two storey building in a prime trading position with ground floor mainly rectangular shaped shop (formerly with HSBC Bank) with rear ancillary space and disabled w/c. On the first floor there are 3 stores, staff room, male and female w/cs.

The ground floor benefits from air conditioning, wood effect and carpet flooring, suspended ceiling and strip lights.

On the first floor there are electric wall heaters, suspended ceilings and concealed lighting.

Accommodation

The property comprises the following approximate dimensions and floor areas:

Gross frontage	19'6"	5.95m
Internal width:	22'3" widening to 26'9"	6.76m widening to 8.16m
Built depth:	62'9"	19.15m
Ground floor:	1,453 sq ft	135 sq m
First floor:	555 sq ft	51.56 sq m

Lease Terms

The property is available by way of a new lease for a term to be agreed on proportional full repairing and insuring terms basis based on 60% of the total service costs.

This was approximately for the previous year £600.00 for the service charge and £1,818.00 for the building insurance.

Rent

On the basis of a 5 year term certain the rent to be as follows:

Year 1: £25,000 per annum, plus VAT.

Year 2: £27,000 per annum, plus VAT.

Year 3: £29,000 per annum, plus VAT.

Year 4: £31,000 per annum, plus VAT.

Year 5: £33,000 per annum, plus VAT.

Energy Performance Certificate (EPC)

An EPC is available and the rating is D/83.

Business Rates

Rateable value: £37,750.

For the year April 2022-March 2023, 50% Business Rates Relief will be available for qualifying tenants. Contact the agents for more details.

VAT

VAT is chargeable to the rent and service charge.

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.

Legal Costs

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

Viewing & Further information

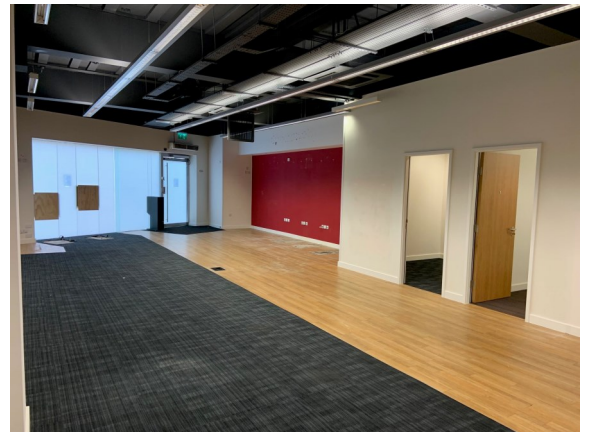
Strictly by appointment through the sole agents:

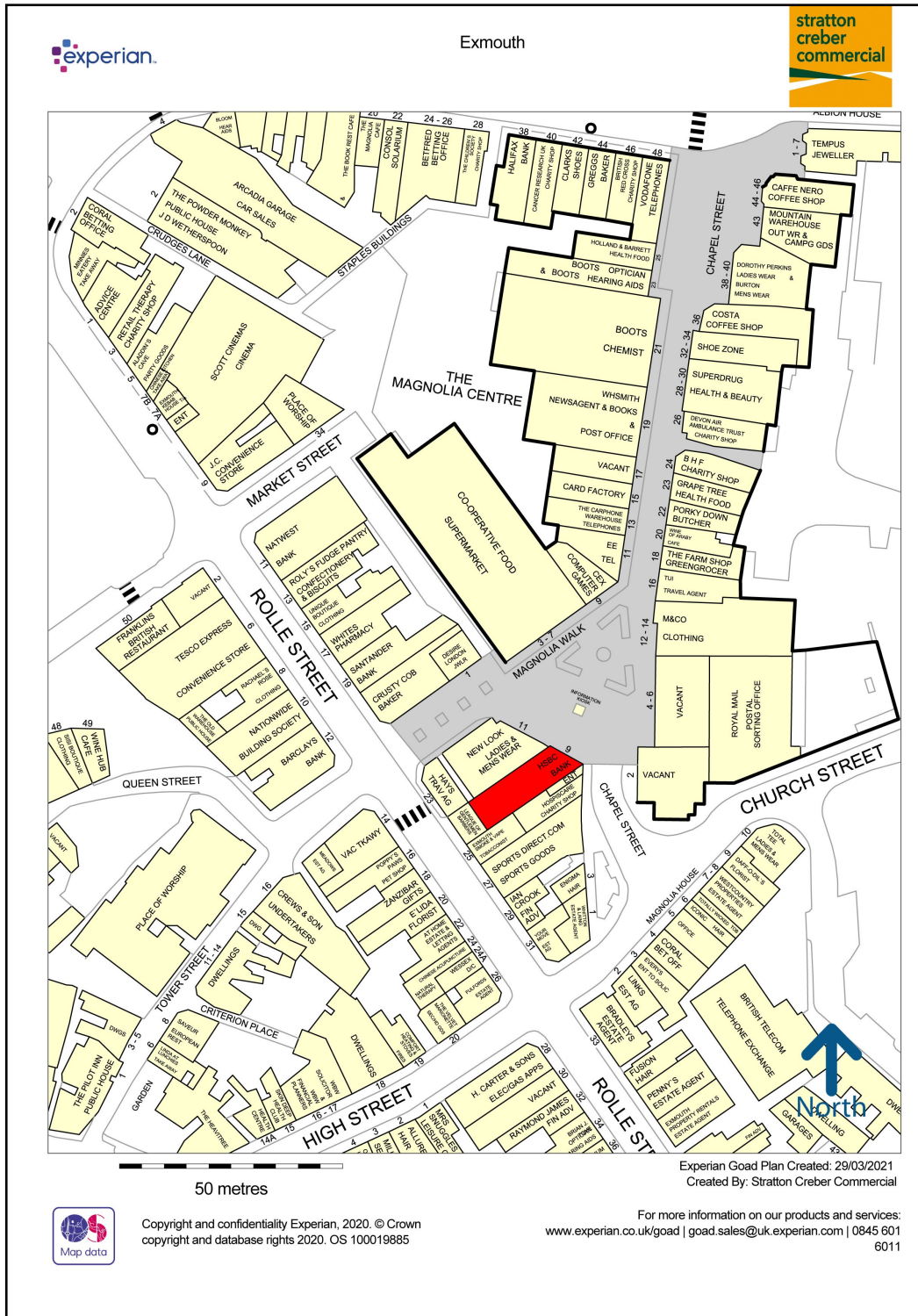
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