

stratton
creber
commercial

property consultants



24 High Street, Budleigh Salterton, Devon, EX9 6LQ

To let

Viewing by prior appointment
with Damian Cook MRICS /
Vicky Bandyszewska BA (Hons)

(01392) 202203

damian@sccexeter.co.uk

vicky@sccexeter.co.uk

Prime High Street shop suitable for shop or office

Well presented accommodation

Approx: 502 sq ft / 46.6 sq m

100% Business Rates relief

1 parking space

To let: £10,000 per annum

strattoncrebercommercial.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

24 High Street comprises a sales area to the front with bi-fold doors which can be used to create a private office space. There is a store area to the rear with WC. This property benefits from electric heating, suspended ceiling and a parking space to the rear.

Accommodation

Description	Sq ft	Sq.m
Sales	385	35.72
Store	117	10.88
TOTAL:	502	46.6

Lease Terms

Offered by way of a new lease on a contributory full repairing and insuring terms at an initial rent of £10,000 per annum exclusive. All other terms by negotiation.

Energy Performance Certificate (EPC)

An EPC is available for this property and the rating is: C66

Business Rates

Rateable value: £8,400
Rates payable: £4,191.60

Small Business Rates Relief is available to qualifying companies in respect of this unit at the full rate of 100%. Please ask for further details.

VAT

VAT is not chargeable to the rent

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
20 Southernhay West, Exeter, EX1 1PR

Contact: Damian Cook MRICS
Vicky Bandyszewska

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