



# To let

6 Magnolia House, Church Street, Exmouth,  
Devon, EX8 1PE

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

**(01392) 202203**

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Ground floor lock up shop

Town centre location

336 sq ft / 31.21 sq m

New lease available

100% Business Rates Relief

To let: £6,000 per annum

[strattoncrebercommercial.co.uk](http://strattoncrebercommercial.co.uk)

## 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

6 Magnolia House comprises a ground floor lock up with store and WC to the rear. This property benefits from suspended ceiling, LED lighting and carpeting throughout.

## Accommodation

The approximate internal floor area is:

31.21 sq m / 336 sq ft.

## Lease Terms

Offered by way of a new lease on contributory full repairing and insuring terms at an initial rent of **£6,000 per annum exclusive**. All other terms by negotiation.

## Energy Performance Certificate (EPC)

An EPC is available for this property and the rating is: C51

## Business Rates

Rateable value: £5,000  
Rates payable: £2,495

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

## VAT

VAT is not chargeable to the rent or service charges.

## 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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