



Springwell, Ide Village Road, Ide, Exeter,  
Devon, EX2 9FB

# To let

Viewing by prior appointment with  
Jonathan Ling MSc MRICS

**(01392) 202203**

[jonathan@sccexeter.co.uk](mailto:jonathan@sccexeter.co.uk)

Excellent opportunity to obtain roadside retail premises

Easily accessible roadside location

Internal accommodation up to: 38,190 sq ft (3,548 sq m)

In excess of 200 parking spaces on site

Rental proposals invited

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

## Location

Exeter is the county town and the major regional shopping centre for the county of Devon. It has a population of approximately 130,000 with a catchment estimated to be in the order of 300,000 and is situated some 80 miles south west of Bristol and 40 miles north east of Plymouth.

Exeter is well served by transport communications with three junctions to the M5 motorway running to the east of the city and also direct access to the A30, A38 and A380 dual carriageway linking with Okehampton and North Cornwall, Plymouth and Torbay respectively.

Accessed from the A30 circa 400m(Alphington junction for SW Exeter).

## Description

This is an exciting opportunity to acquire space in a new development close to Exeter designed to host a wide variety of garden centre, countryside retailers and some other closely associated uses. In addition to the retail provision there will be a café on site a small office provision. This diverse and attractive offering is designed to target Exeter's resident population and those in the surrounding area as well as traffic A30/M5. With its easy road access and excellent onsite parking provision

Please contact agent for further details of uses that will be considered complimentary.

## Accommodation

A mixture of unit sizes are available up to a maximum of 38,190 sq ft (3,548 sq m). Unit sizes are to be agreed.

There is also provision for some external retail display space. However, this is dependent on allocation of main retail areas.

## Lease Terms

Rental proposals are invited with a guide , please contact the agent for proposed terms and current space available.

## Planning

For full details of the planning and restrictions of any uses interested parties are advised to review the current planning at Local Planning Authority, Teignbridge Ref. 18/01024/MAJ.

## Business Rates

The property will require assessment upon completion.

## VAT

VAT will be charged at the prevailing rate where applicable.

## Legal Costs

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

## Viewing & Further information

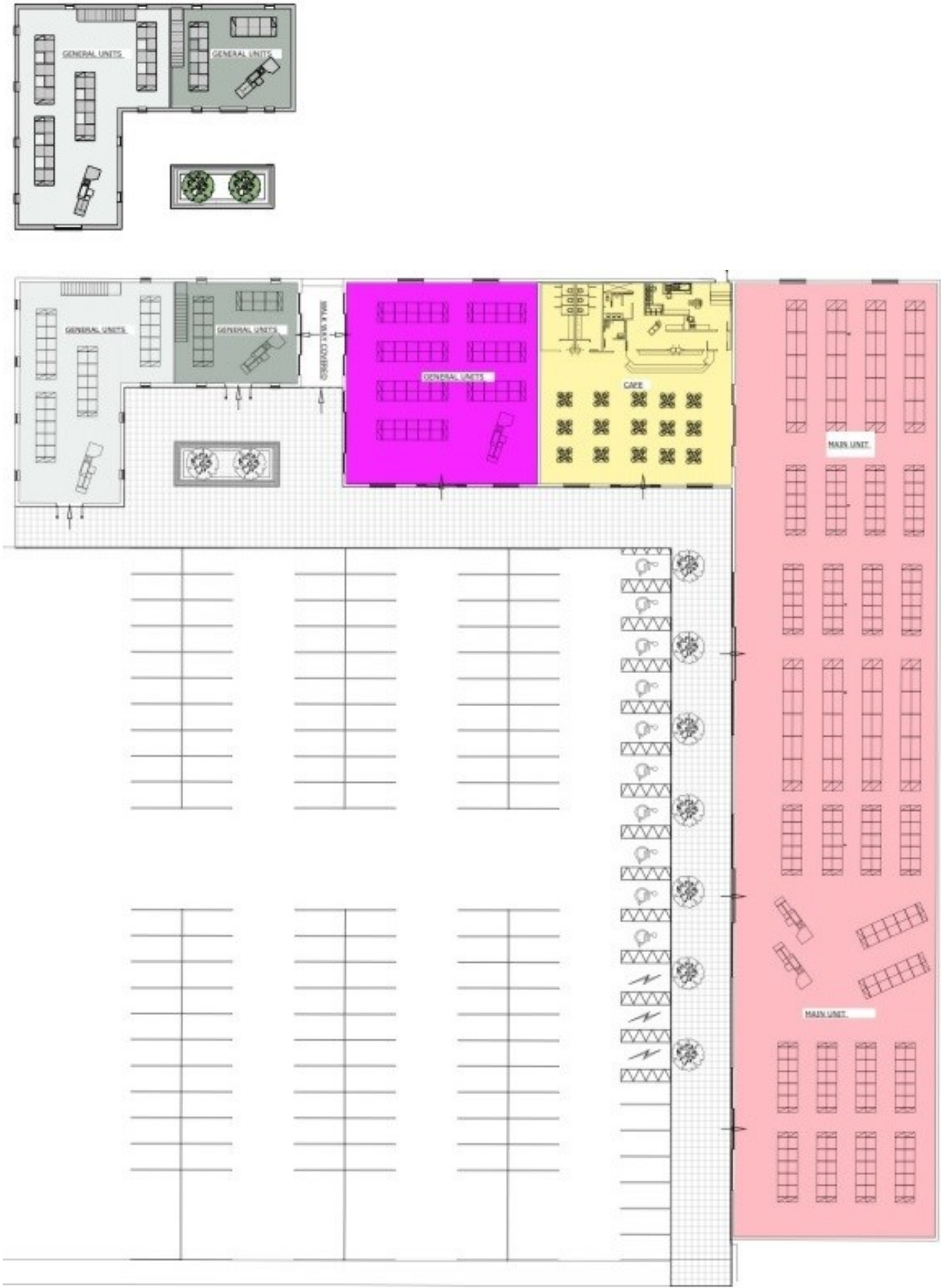
Strictly by appointment through the sole agents:

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

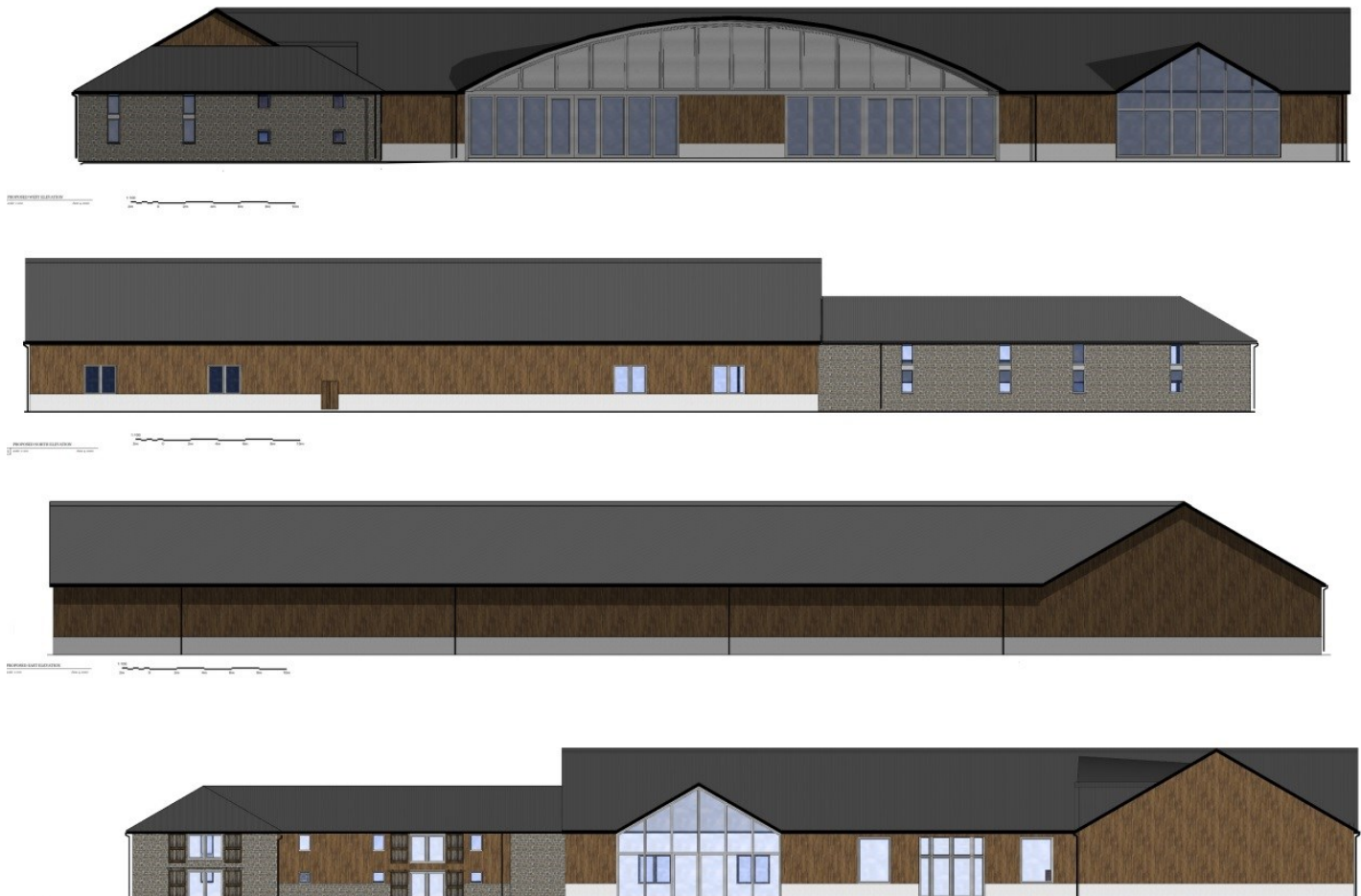
Contact: Jonathan Ling BA (Hons) MSc MRICS  
Tel: (01392) 202203  
Email: [jonathan@sccexeter.co.uk](mailto:jonathan@sccexeter.co.uk)

Or

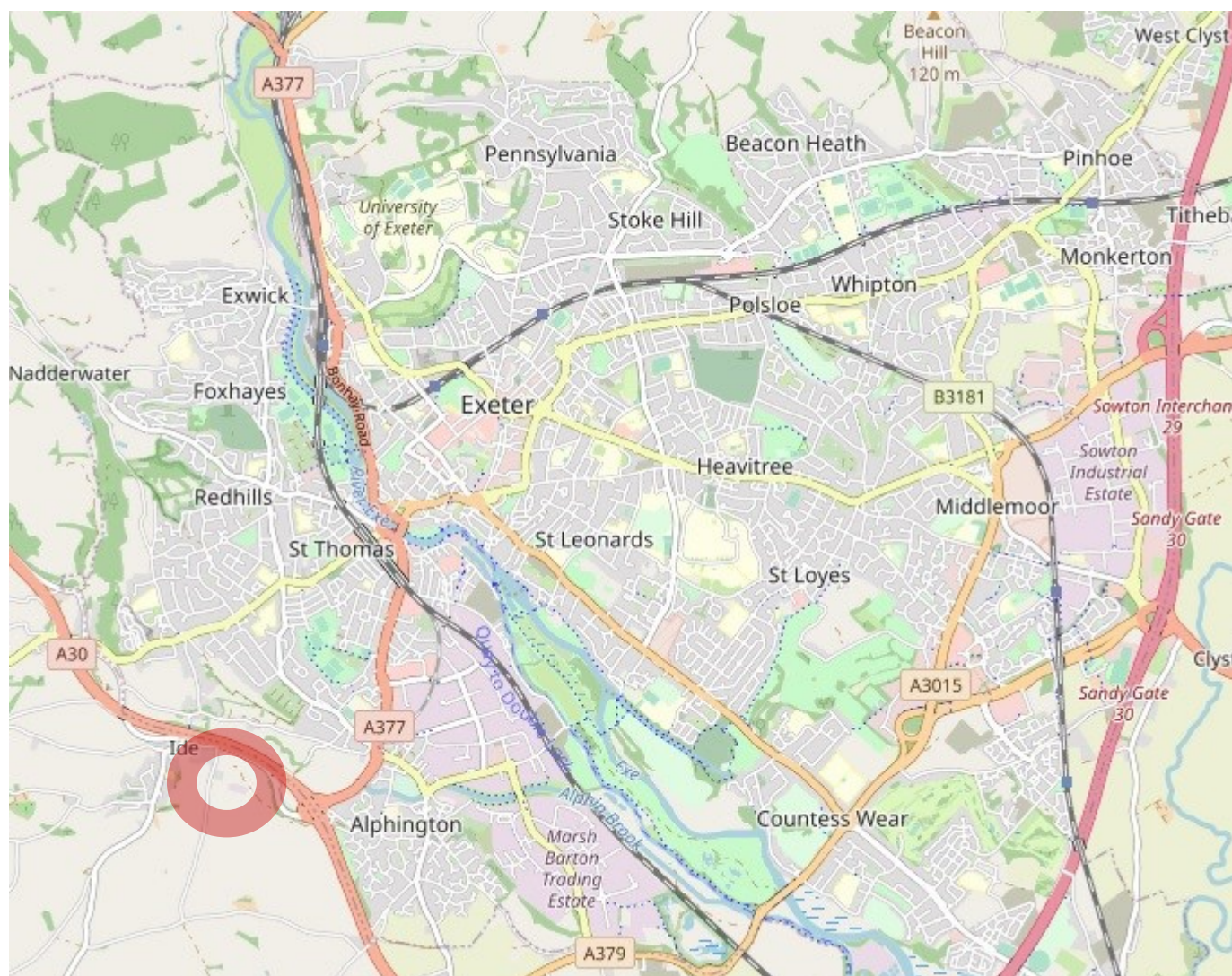
Contact: Tom Churchward MSc  
Tel: (01392) 202203  
Email: [tom@sccexeter.co.uk](mailto:tom@sccexeter.co.uk)











#### Exeter Office

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