



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

# To let

Ground floor lock up shop

Viewing by prior appointment with  
Victoria Bandyszewska

**(01392) 202203**

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

Town centre location close to Magnolia Shopping Centre

Approx: 336 sq ft / 31.21 sq m

New lease available immediately

100% Business Rates Relief

To let: £7,000 per annum, exclusive

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

## Location

6 Magnolia House is situated within the heart of the town centre amongst national retailers including the Co-op, Corals, 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, there is also a regular bus service and a train station on the Exeter line.

## Description

6 Magnolia House comprises a ground floor lock up shop with sales area to the front, WC and store to the rear.

This property benefits from a suspended ceiling with LED lighting and good sized display window. There is a loading bay directly in front of the shop.

This property would suit a variety of uses including hair and beauty, clinic, retail and office. Subject to consents.

## Accommodation

This property has an approximate floor area of:

31.21 sq m / 336 sq ft.

## Lease Terms

This property is available by way of a new effectively full repairing and insuring lease for a rent of **£7,000 per annum**.

All other terms by negotiation.

## Deposit and References

A deposit and references are required subject to tenant status.

## Energy Performance Certificate (EPC)

An EPC is available for this property and the rating is: C69

## Business Rates

The Business Rates for the year April 2024 - March 2025 are as follows:

Rateable Value: £5,500.00

Rates Payable: £2,744.50

100% Business Rates Relief if available for qualifying tenants. Interested parties are advised to speak with the local authority to understand their eligibility.

## VAT

VAT is not chargeable.

## Legal Costs

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

## Viewing & Further information

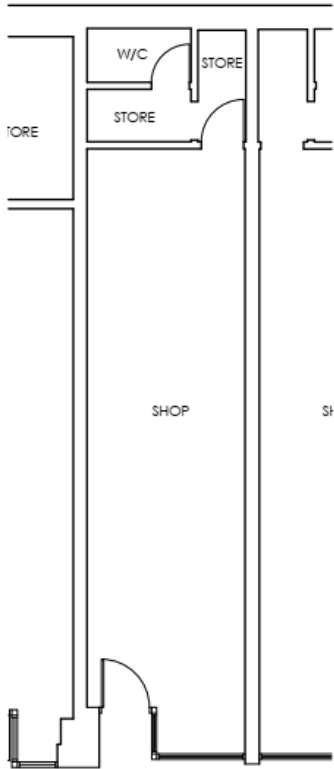
Strictly by appointment through the sole agents:

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

Contact: Victoria Bandyszewska

Tel: (01392) 202203

Email: [vicky@sccexeter.co.uk](mailto:vicky@sccexeter.co.uk)



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