



2 High Street, Cullompton, Devon, EX15 1AA

To let

Viewing by prior appointment
with Michael Lloyd

(01392) 202203

mike@sccexeter.co.uk

Ground floor premises with first floor staff & W.C.s

Suit variety of uses including café/bar, offices, leisure,
retail, health & beauty, (subject to planning)

Prominent and visible position on main High Street

2,064 sq ft / 191.70 sq m

Available by way of Assignment or New Lease

Rent: £16,000 pa

Location

The property is located on the main High Street and principal arterial through the centre of Cullompton.

Benefiting from a highly visible and prominent corner position close to the newly improved Higher Bullring area.

Cullompton is a popular mid Devon town with a population of circa 10,500 which is set to increase significantly with a proposed new bypass and 5,000 new homes on the edge of the town.

Description

The property comprises a former banking hall principally providing ground floor accommodation with disabled W.C. but also including a small basement and first floor staff/welfare accommodation.

The property has recently been in use as a coffee shop and cafe but is suitable for a variety of uses including retail, offices, medical, health & beauty and leisure.

Accommodation

The property provides the following approximate floor areas:

Ground Floor - 1,352 sq ft / 125.6 sq m

Basement - 213 sq ft / 19.8 sq m

First Floor - 499 sq ft / 46.3 sq m

Proposal

The property is offered to let on the following basis.

An assignment of the existing lease granted on FRI terms and expiring 9th April 2027 at a rent of £16,000 per annum.

Or a new lease to be agreed subject to suitable terms and surrender of current lease.

Energy Performance Certificate (EPC)

The property has an EPC rating of B/47.

<https://find-energy-certificate.service.gov.uk/energy-certificate/4117-4137-3002-0009-4796>

Business Rates

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

Rateable value: £13,000

Rates payable: £6,487

Qualifying tenants could be eligible for Business Rates Relief.

VAT

VAT is not chargeable.

Rent Deposit and References

A rent deposit and/or personal guarantor and references may be sought subject to tenants covenant status.

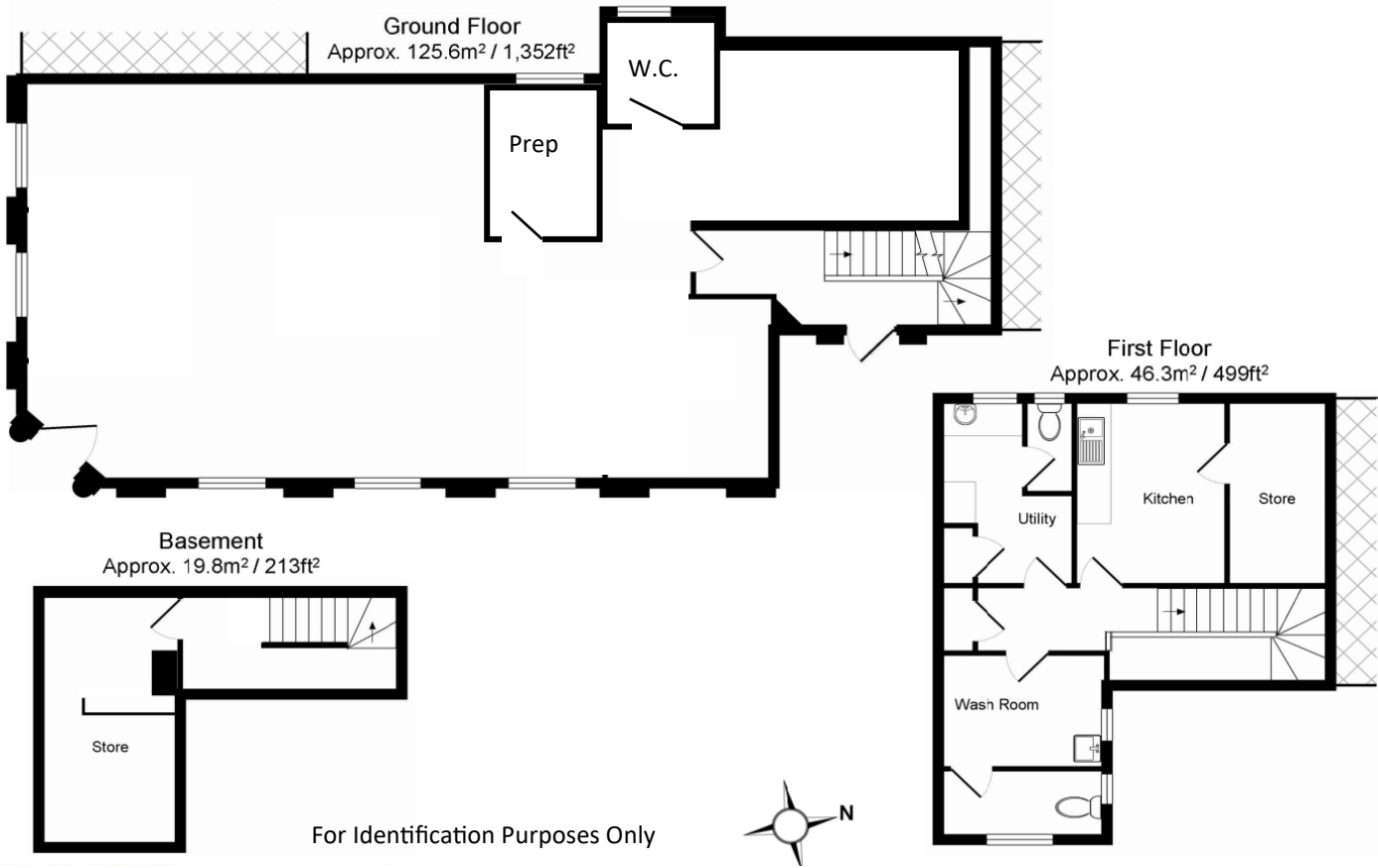
Viewing & Further information

Strictly by appointment through the sole agents:

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

Contact: Michael Lloyd
Tel: (01392) 202203
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The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;

All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them;

One of the Directors of Stratton Creber Commercial has a commercial interest in the property.