

TO LET

PROMINENT TOWN CENTRE GROUND FLOOR PREMISES WITH A5 (HOT FOOD TAKEAWAY CONSENT)

Approximately 51.64 sq.m. (555 sq.ft)

19 Imperial Road
Exmouth
Devon
EX8 1BY



This offers a rare opportunity to acquire the new lease of this well located town centre premises comprising a ground floor A5 fast food unit. The premises are located directly opposite the proposed new Asda/redevelopment site and will be refurbished to an agreed specification.

ALL ENQUIRIES

Tel: 01392 201748
Email: commercial@drewpearce.co.uk

drewpearce 

Chartered Surveyors and Estate Agents

SITUATION AND DESCRIPTION

Exmouth is an extremely popular coastal town with excellent road and rail links to Exeter, approximately 9 miles distant, and easy access to the M5 motorway (Junction 30) and the national motorway network. Exmouth has a resident population in excess of 30,000 which is considerably increased during the summer months with holiday makers. It has a good retail centre with out of town retail units including a supermarket.

The premises are close to Rolle Street which is one of the main retail/professional streets in Exmouth. It is close to the Magnolia pedestrianised shopping precinct with many of the national multiples present.

The premises will be refurbished to suit an A5 takeaway use. It is intended that the upper floors will be retained by the freeholder and converted into two flats.

ACCOMMODATION

Brief details of the accommodation with approximate dimensions are as follows:

RETAIL/A5 39.99sq m x (430 sq ft)

STAFF/STORAGE 11.65sq m (125 sq ft)

REAR BIN STORE/EXTERNAL STORE 9.99sq m (107 sq ft)

PLANNING

Conditional planning permission has now been granted for a change of use of the ground floor to a hot food takeaway (A5) with an extension and two two bedroom flats over.

LEASEHOLD

A new lease will be granted at terms to be negotiated.

SERVICES

Mains water, drainage and electricity are available.

RENT

On application

VIEWING

Strictly by prior appointment with the sole agents, Drew Pearce, for the attention of John Daborn or Mike Henderson.

drewpearce^{LLP}

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Property Ref: 60-2813

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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing DREW PEARCE has any authority to make or give any representation or warranty whatever in relation to this property.
Floorplan For Illustrative Purposes Only. Please note that DREW PEARCE uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact DREW PEARCE.

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