

TO LET

GROUND FLOOR RETAIL PREMISES

Approximately 26.29 sq.m. (283 sq.ft)

4 High Street
Budleigh Salterton
Devon



A rare opportunity to take a new lease of a unit in a prime position in this busy seaside town. The premises which have been created by the subdivision of a much larger unit are situated close to the junction of High Street with Chapel Street.

ALL ENQUIRIES

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

drewpearce 

Chartered Surveyors and Estate Agents

Budleigh Salterton is a much favoured coastal town, being located on the picturesque East Devon coastline between Exmouth to the West and Sidmouth, Seaton and Lyme Regis to the East. The town has a good resident population, dramatically increased during the holiday season. Adjoining and surrounding occupiers include a number of local specialist retailers, High Street banks, estate agents and gifts and craft outlets.

Exeter and the M5 motorway are approximately 12 miles distant providing excellent access to the national motorway network together with links to the A38/A380 to Plymouth and Torbay and the A30/A303 dual carriageways to Okehampton and into Cornwall. A main line railway station is provided at Exeter St Davids with services to London (Paddington). Exeter Airport is approximately 5 miles distant providing regional, national and European flights.

The property has double side doors with conventional display window. This retail unit would suit a variety of users for both retail (Class A1) and financial and professional services (Class A2) subject to any necessary consent.

ACCOMMODATION

Brief details of the accommodation are as follows:

Main Shop **19.04sq.m (205 sq.ft)**

Office **7.25 sq.m (78 sq.ft)**

Cloakroom

Low level WC and wash hand basin.

SERVICES

Mains electricity and water.

LEASE

A new lease is available for a period of 3 or 6 years. The lease will be contracted outside of the security of the Landlord & Tenant Act.

RENT

£7,500 per annum exclusive of rates.

RATES

Rateable Value: £4,000

For information on the Rates Payable please make enquires of East Devon District Council on 01395 516551

LEGAL COSTS

Each party to bear their own legal costs involved in this transaction.

VIEWING

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



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Property Ref No: 60/2946

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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.
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