

TO LET

Prominent Town Centre Retail Unit Available on New Lease

Potential Retail Area 86.58 m² (932ft²)
Store 13m² (140 ft²)

**49 The Parade
EXMOUTH
Devon**



An excellent opportunity to acquire retail premises in the centre of this thriving East Devon town.

ALL ENQUIRIES

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

drewpearce 

Chartered Surveyors and Estate Agents

SITUATION AND DESCRIPTION

This unit is located at the eastern end of The Parade, in a prominent position close to the junction with the Exeter Road and in the town centre. The entrance to the Magnolia Centre and part of the Magnolia Centre itself is directly opposite the unit.

The unit comprises a ground floor shop with rear storage, a lady's and gent's cloakroom with low level WC, wash hand basin and Sadia water heater. In addition there is a staff area comprising a kitchenette with a stainless steel single drainer sink unit and cupboards under.

ACCOMMODATION

The unit has the following approximate net internal areas

Ground floor retail **932ft² (86.58m²)**
(currently partitioned)

Ground Floor Storage **140ft² (13m²)**

USE

The unit has recently been used as an A1 (Retail) use but would suit other uses such as an A2 (Estate Agent/Financial/Professional Services) subject to the usual consents.

TERMS

The property is available by way of a new lease at terms to be agreed and the landlord can be flexible in respect of the new lease.

RENT

The initial rent £15,000 per annum exclusive of rates for a two year period with a review to market rent at the end of two years.

LEASE

The length of lease is to be agreed and will be drawn on a full repairing and insuring basis.

VAT

No VAT is applicable to the rent

RATES

The property has a Rateable Value in the year 2010 of £25,750 per annum. The Rates Payable in the year 2010/2011 are £10,480.25.

SERVICES

Mains water, electricity and drainage are available.

LEGAL COSTS

Both parties are to bear their own legal costs in this transaction.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been requested for this property and further details are available on request.

VIEWING

Strictly by appointment through the sole agents for the attention of John Daborn or Mike Henderson



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Property Ref: 60/2948

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