



To Let

£32,500 pax

2 Chapel Street, Exmouth, Devon, EX8 1HS

Approx. 3,140 Sq Ft
(291.70 Sq M)

Summary

- Competitive rent
- Prime frontage to Magnolia Walk
- Close proximity to car parks
- Corner plot with large, open plan sales area
- Short term lets considered
- Nearby retailers include New Look, M&Co and Co-op
- Total area of approx 3,140 sq ft / 292 sqm
- Ground floor sales area of approx 1,788 sq ft / 166.09 sqm
- Additional further storage on ground and first floor

Location:

Exmouth is a popular East Devon coastal town situated at the start of the Jurassic Coast and lying approximately 12 miles South East of Exeter, with a population of approximately 35,000.

The property is located at the southern end of Chapel Street in the Magnolia Shopping Centre benefitting from a very good retail pitch on a corner location. The Magnolia Shopping Centre is well represented with a strong mixture of national and independent traders including the Co-op, M & Co, Boots, Superdrug, Carphone Warehouse, Card Factory, New Look and WH Smith.

Description:

2 Chapel Street comprises an end of terrace two storey building with brick façade under a flat roof with a single storey extension.

Access is via double pedestrian doors on the front elevation and there are two further access points on the side elevation fronting Church Street for loading.

Frontage with window display areas are provided via two mid height windows adjoining Church Street and on the front elevation facing Magnolia Walk. Internally, the property is arranged to provide a large open plan sales area with access to the side for loading. Staff welfare facilities and a stairwell to the upper floors provides a staff room / office and stores.

The specification includes:

- Carpet floor covering
- Painted plaster finish to the walls
- Stripped fluorescent lighting
- Staff WC's
- Side loading
- Staff room / stores on the 1st floor

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

	sq m	sq ft
Ground floor sales area	166	1,788
Ground floor stores	89	958
Welfare / loading	0	0
First floor storage / staff	37	394
Total	291.70	3,140

Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

An Energy Performance Certificate has been carried out on this property and can be viewed by going to www.ndepcregister.com and entering the certificate reference number 9711-3000-0539-0390-3291. The property is rated Band C (66)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £40,500 effective from the 1st April 2017 reference 0139600753. From the 1st April 2023 a new rating list comes into effect which will see the Rateable Value reduce to £34,500, making the approximate Rates Payable £17,216 per annum for 2023/24.

Interested parties should make their own enquiries with the East Devon District Council on 01395 516551.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The premises are available by way of a new lease on effective fully repairing and insuring terms to be agreed at a commencing rental of £32,500 pa exclusive.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

VAT:

All figures quoted are exclusive of VAT which is applicable.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

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