



**To Let**

**Available from  
£25,000 pax**

4 - 6 Chapel Street, Exmouth, Devon EX8 1HS

2,118.11 Sq Ft  
(196.78 Sq M)

## Summary

- Prominent Ground Floor Retail Premises To Let
- Total: 2,118.11 sq ft (196.78 sq m)
- Let as a whole or with potential to split into smaller units from 964.34 sq ft (89.59 sq m)
- Potential for alternative uses subject to planning
- High footfall location
- Local occupiers include Co Op, EE, Cardfactory, WHSmith, Boots the Chemist and British Heart Foundation.
- Available now

## Location:

The property is located in the coastal resort town of Exmouth famed for its stunning estuary which is popular with water sports and other leisure activities. The town is located circa 11 miles from Exeter and benefits from regular trains from Exmouth Train Station.

The property is situated in a highly prominent position on the prime Chapel Street with high footfall all year round. Other occupiers in the vicinity include Co Op, EE, Cardfactory, WHSmith, Boots the Chemist and British Heart Foundation.

## Description:

The property consists of a highly prominent retail premises with large open plan sales area with storage to the rear. The property will be available in white box condition after an extensive refurbishment as one single unit or split into two units.

## Accommodation:

All areas are approximate and from clients management records. Interested parties must undertake their own enquiries.

\*Alternatively the property could be let as one whole premises subject to a tenants requirements.

\*Additional 1<sup>st</sup> floor storage and W/C facilities are available subject to tenants requirements.

4 Chapel Street	sq m	sq ft
GF Sales	62.84	676.40
GF Store 1	6.79	73.10
GF Store 2	4.46	48.00
FF Store	15.50	166.84
<b>Total</b>	<b>89.59</b>	<b>946.34</b>
6 Chapel Street	sq m	sq ft
GF Sales	79.59	856.70
GF Store 1	6.30	67.80
FF Store	21.30	229.27
<b>Total</b>	<b>107.19</b>	<b>1,153.77</b>
<b>Overall Total</b>	<b>196.78</b>	<b>2,118.11</b>

## Service charge:

A service charge is levied for the upkeep and maintenance of the communal areas. Please enquire for further information.

## 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:

In the event of a letting the Landlord will undertake appropriate works to ensure the property complies with Minimum Energy Efficiency Standard (MEES) Regulations prior to the lease completing.

## Planning:

The amended use classes would mean this property could be used for E class uses which include retail, cafe/restaurant, creches, indoor recreation and gyms. Please enquire for further information.

## Business rates:

We understand this property has not yet been assessed for rating purposes. Interested parties are advised to contact the valuation office for further information.

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

## Terms:

Both units are available on a full repairing and insuring basis. Terms to be agreed.

Unit 4: £25k pa ex

Unit 6: £30k pa ex

## Legal fees:

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

## VAT:

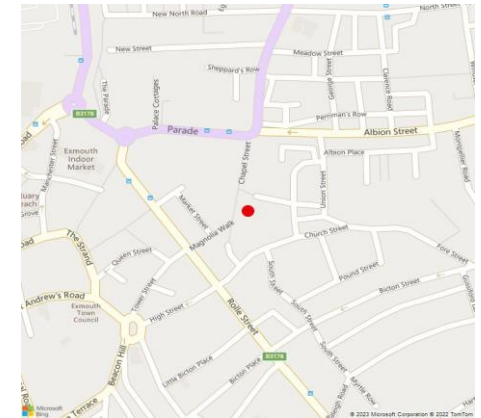
The property has been elected for VAT and therefore VAT will be charged on the rent and associated service charge.

## 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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### Sue Trott

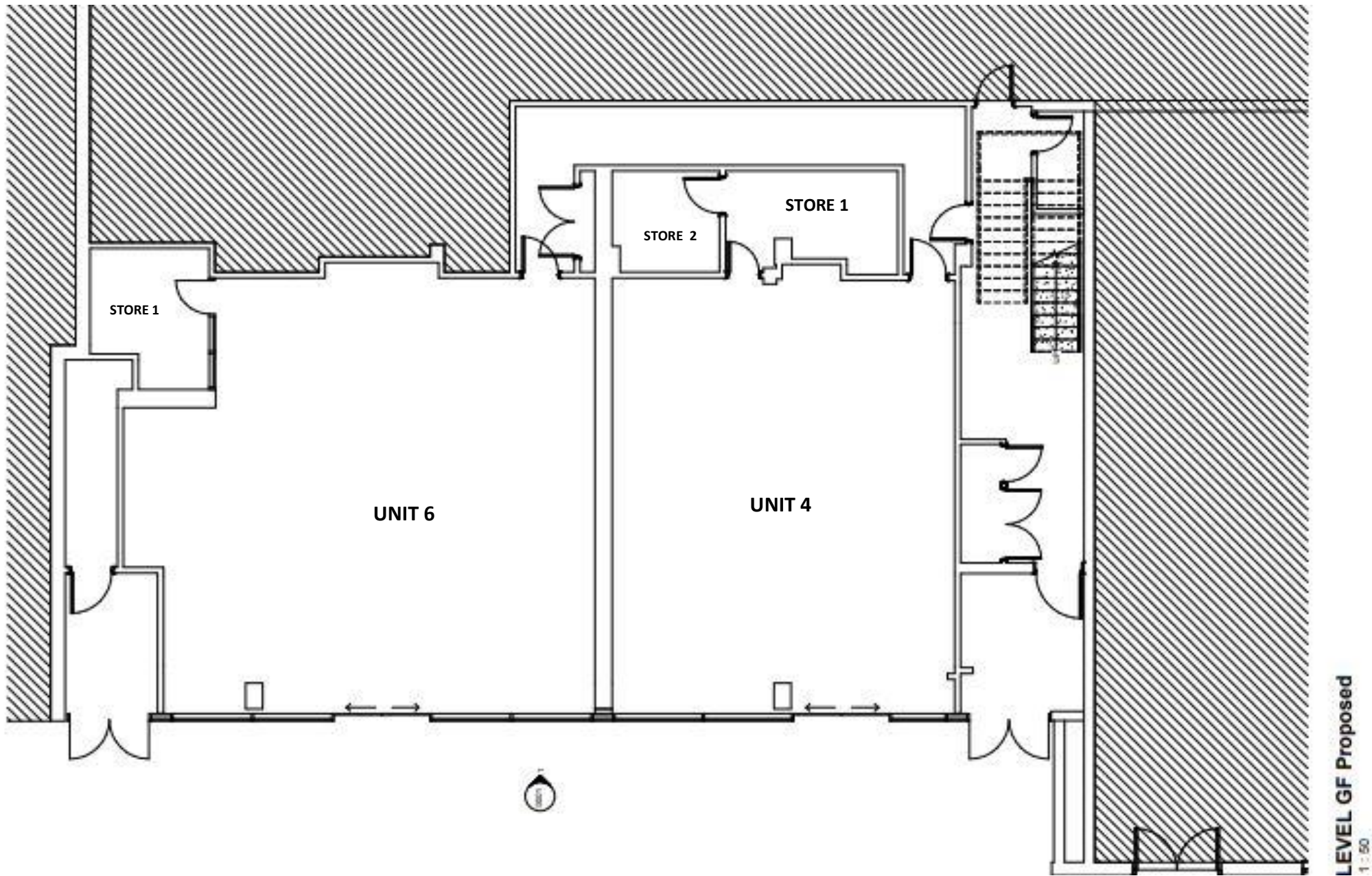
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### Exeter Office

Balliol House, Southernhay Gardens,  
Exeter, Devon, EX1 1NP





Indicative floor plans from management records.  
Interested parties to undertake their own enquiries.