

# Summary

- Prominent retail/leisure unit available to let
- Approx. 664 sq ft (61.70 sq m)
- Community led development
- High specification commercial unit
- Other occupiers include Michael Caine's award winning restaurant Mickeys, Edge Watersports and other independent businesses
- Stunning views and picturesque landscapes
- Alternative occupiers considered (subject to planning)

#### Location:

The beachside Sideshore development is located in a landmark position on Exmouth seafront circa 10 mins walk from the town centre. The location is synonymous with leisure and watersports activities which has drawn tourists from all over the UK whilst regenerating the whole area to a destination location.

# **Description:**

The property consists of a high specification retail premises with open plan sales, rear storage and staff facilities (including w/c). The development benefits from EPC 'A' with sustainable measures including the following:

- Ground source heating (with energy savings up to 33% compared to traditional sources)
- Roof mounted solar panels
- ➢ 6 electric charging points and 15 bike racks
- LED lighting
- Reduction in generation, and/or emission of greenhouse gases
- Reduction in, or improved efficiency consumption

Tenants to sign 'green leases' which includes forming a sustainable environmentally focussed community committed to the following:

- Reduction in or improved efficiency of water consumption or discharge
- Data sharing including, for example, utilities consumption
- Waste reduction, management, and recycling
- Use of sustainable materials for repairs and alterations wherever possible

#### Accommodation:

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

	sq m	sq ft
Total	61.7	664

# Service charge:

A service charge is levied for the upkeep and maintenance of the communal areas; the amount payable being £5,960 plus VAT for 2024.

#### 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, creches, indoor recreation and gyms. Please enquire for further information.

#### **Business rates:**

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £10,500.00. Therefore making the approximate Rates Payable £5,239.50 per annum for 2023/24.

<u>Contact</u> our team of business rates experts if you have a query about the rateable value of this property.

#### Terms:

The property is available on an effective full repairing and insuring 'green' lease on terms to be agreed. However please note the following occupier restrictions at the property:

No further food or drink outlets of any description will be considered.

No business which could be considered as direct competition to Edge with regards the provision and sale of products and services relating directly to water sports.

No business that cannot show that it has consciously considered and taken positive action to provide its products and or services in the most sustainable manner it reasonably can.

No business promoting or linked to other parties making a social or political activism statement.

# Legal fees:

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

# VAT:

VAT is applicable to the rent and 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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ickery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to www.leasingbusinesspremises.co.uk for further information. Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that: 1) The particulars are set out as a general outline only for he guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given rithout responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in the mployment of Vickery Holman has any authority to make or give any representation of warranty in relation to this property.





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