



**To Let**

**£13,500 pax**

Unit 4 Sideshore, Queens Drive, Exmouth, Devon EX8 2GD

664 Sq Ft  
(61.7 Sq M)

# 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)

- 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
<b>Total</b>	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](http://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.

[Contact](#) 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

### Sue Trott

Tel: **07515 993323**

Email: [strott@vickeryholman.com](mailto:strott@vickeryholman.com)

### Zach Maiden

Tel: **07770 442592**

Email: [zmaiden@vickeryholman.com](mailto:zmaiden@vickeryholman.com)

### Exeter Office

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

