

TO LET - HIGH STREET RETAIL

# 34 CHAPEL STREET

Exmouth, EX8 1HW

SUBJECT TO VACANT POSSESSION



- Exmouth is a popular seaside town in south Devon, located approximately 12 miles southeast of Exeter. The resident population of over 48,000 is boosted by significant tourist numbers each year.
- The town is the gateway to the World Heritage Jurassic Coast and has two miles of sandy beaches, making it a popular destination for watersport enthusiasts and walkers.
- Michael Caine's Mickeys Beach Bar is a central part of Exmouth's exciting Sideshore development, alongside Edge Watersports making this area of Exmouth a destination for watersport.
- The property occupies a prominent location on prime, pedestrianised, Chapel Street, close to the junction of Exeter Road and The Parade.
- The premises are positioned adjacent to **Costa** and Superdrug, **opposite Boots** and WH Smith, and close to Holland & Barrett, Saltrock and **Café Nero**. Recent lettings on Chapel Street include **Greggs**.
- Available subject to vacant possession.

SAVILLS Bristol  
Embassy House  
Bristol BS8 1SB

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## Location

The unit is situated towards the centre of Chapel Street, between Costa and **Superdrug**.

## Accommodation

The accommodation comprises the following net internal areas:

Description	sq ft	sq m
Ground - Sales	1,418	131.74
First - Ancillary	1,202	111.67
<b>Total</b>	<b>2,620</b>	<b>243.41</b>

## Terms

Subject to vacant possession, the premises are available on a new full repairing and insuring lease, for a term of years to be agreed, subject to upward only rent reviews at the expiry of each 5th year of the term.

## Rent

£35,000 pax

## Service Charge

The service charge is estimated to be in the region of £2,184 for the current budget year.

## EPC

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## Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

## Viewings

Strictly by prior arrangement with the appointed letting agent, Savills.

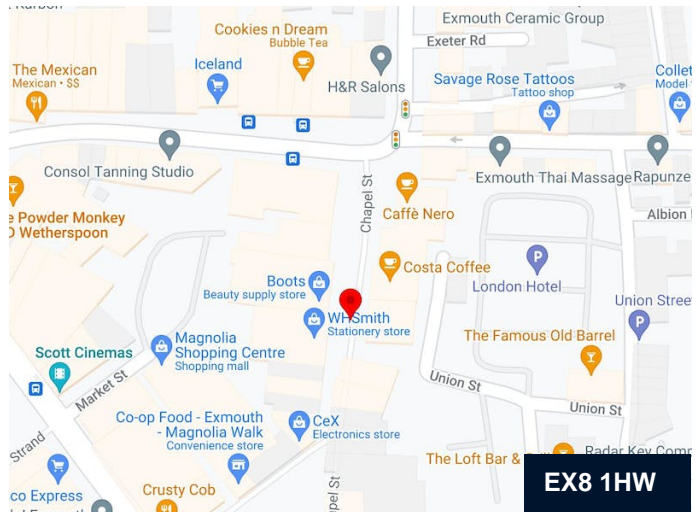
## Business Rates

Rates payable: £15,718.50 per annum

*(based upon Rateable Value: £31,500)*

The incoming tenant may qualify for a 75% discount from the Rates Payable through the Retail, Hospitality and Leisure Relief Scheme.

Interested parties should contact the local rating authority to confirm their likely liability.



## Contact

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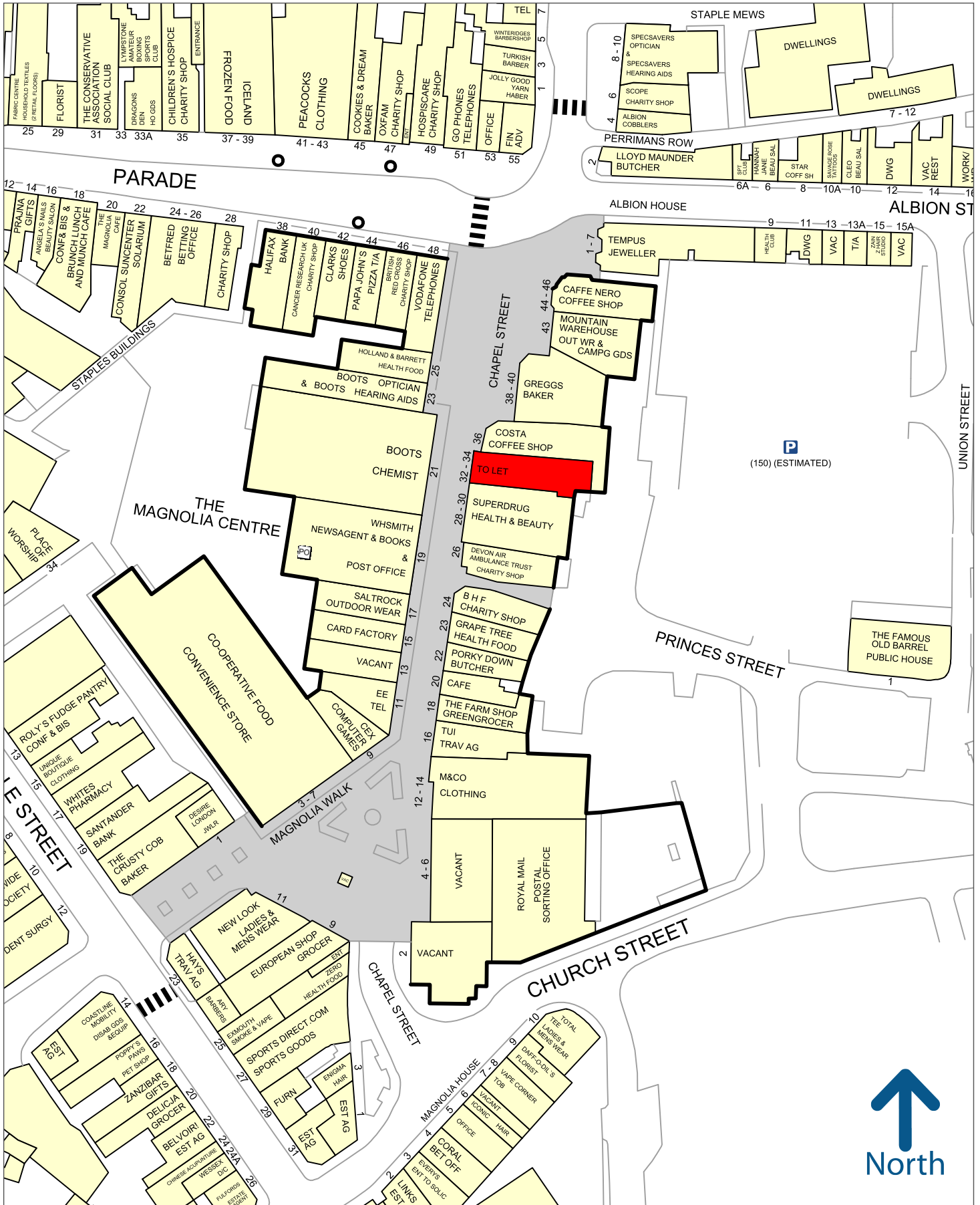
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50 metres

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