



10a Broad Street, Ottery St. Mary, EX11 1BZ

Ground floor lock up retail space split into three units
in Town centre location. Available Immediately

Honiton 6 miles; Exeter 13 miles;

- RENT FREE PERIOD - subject to agreement
- Retail space with useful ancillary accommodation
- Available on a new lease
- Flexible Initial Term
- Early viewing highly recommended
- £4,200 per Annum

£350 Per Calendar Month

01404 42553 | rentals.honiton@stags.co.uk



LOCATION

10a Broad Street is situated in the heart of Ottery St Mary, which has a useful range of facilities including banks, post office, convenience stores, a range of independent retailers as well as a Sainsburys supermarket. Local education facilities include the highly regarded The Kings School with primary schools in the town, West Hill and Tipton St John.

Exeter offers a comprehensive range of facilities including hospitals, the majority of leading department stores, rail links on the Paddington and Waterloo line, access to the M5 at junction 30 and Exeter International Airport.

DESCRIPTION

The single storey lock up premises with useful ancillary space is split into three units to include retail space, office/store rooms and cloakrooms.

The building has most recently been used by a beauty therapist.

The premises will be available with full vacant possession.

Please note that there is no parking available with the property.

The accommodation briefly comprises:

RETAIL AREA; with bay window to the front, split in two levels by step and banister rail, telephone points, night storage heater, vinyl floor throughout and doors to side.
7.19 x 2.78 (lower level; 2.78 x 3.91 / upper level; 2.78 x 3.08)

Archway and step leads through to

INNER HALL; night storage heater and cupboard housing base unit with sink and shelving, vinyl floor throughout.

Sliding door to;

REAR HALL & CLOAKROOM; door to side alleyway, and further door into WC, and wash hand basin, vinyl floor throughout.

CLOAKROOM; door from alleyway into WC with wash hand basin.

OFFICE; night storage heater, electric towel rail and carpet.
3.67 x 2.51

CLOAKROOM; with WC and wash hand basin

OFFICE: night storage heater and carpet. Door to rear
2.36 x 2.06

AGENTS NOTES

The Landlords are open to agreeing an initial rent free period for works required at the property and based on a minimum of lease of 12 months

TENURE

The premises is available on a flexible lease term by negotiation. Please contact the Agents for further details.

RATEABLE VALUE

2023 List: £3,050

Please note this is not Rates Payable. 100% Rate relief will be available for eligible parties qualifying for Small Business Rates Relief. Interested parties are advised to contact the Local Authority, East Devon District Council

SERVICES

Mains electric, water and drainage.

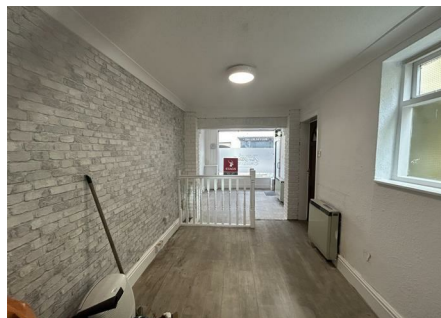
VIEWINGS

Viewing by prior appointment with the Agents, Stags. Tel 01404 42553 email:- rentals.honiton@stags.co.uk

CODE FOR LEASING BUSINESS PREMISES

CODE FOR LEASING BUSINESS PREMISES IN ENGLAND AND WALES 2007:

The Code for Leasing Business Premises in England & Wales 2007 advises prospective tenants to seek professional advice before entering into a tenancy agreement. For further details, and to view the Code, please visit www.leasingbusinesspremises.co.uk



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Bank House, 66 High Street, Honiton, Devon, EX14 1PS
01404 42553
rentals.honiton@stags.co.uk



@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	