



50 Exeter Road, Exmouth, EX8 1PY

# To let

Viewing by prior appointment  
with Victoria Bandyszewska

**(01392) 202203**

[vicky@sccexeter.co.uk](mailto:vicky@sccexeter.co.uk)

Ground floor shop/ café

Popular retail parade close to the town centre

546 sq ft / 50.7 sq m (approx.)

100% Business Rates Relief available for qualifying tenants

New lease available immediately

To Let: £8,500 per annum

[strattoncrebercommercial.co.uk](http://strattoncrebercommercial.co.uk)

## Location

The property is situated in a popular retail parade in residential area, close to the town centre. The parade has a variety of occupiers including take away, retail, hair and beauty and professional services.

Exmouth is a popular seaside town with strong local support and benefits from substantial seasonal boosts each year. This property is close to public car parks and short stay on street parking.

## Description

This property is currently laid out as a café with seating area to the front, with counter and prep area behind. A couple of steps lead to a WC and further preparation/ store area. There is an enclosed yard at the rear.

This property is suitable for a variety of uses subject to planning.

The property is currently fitted out with café equipment including tables, chairs and some cooking/ preparation equipment, these items are available by separate negotiation.

## Accommodation

This property has an approximate floor area:

546 sq ft / 50.7 sq m

## Lease Terms

This property is available by way of an internal repairing lease to include the shop front for a term to be agreed.

The annual rent is £8,500 per annum.

All other terms by negotiation.

## Deposit and References

A deposit and references are required subject to tenant status.

## Energy Performance Certificate (EPC)

An EPC is available for this property. Contact the sole agents for more information.

## Business Rates

The Business Rates for the year April 2026 - March 2027:

Rateable Value: £8,400

100% Business Rates Relief is available for qualifying tenants. Interested parties are advised to contact the local authority regarding their eligibility.

## VAT

VAT is not chargeable.

## Legal Costs

Both parties to bear their own legal costs in the transaction.

## Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial  
20 Southernhay West, Exeter, EX1 1PR

Contact: Victoria Bandyszewska  
Tel: (01392) 202203  
Email: [vicky@sccexeter.co.uk](mailto:vicky@sccexeter.co.uk)



**Exeter Office**

20 Southernhay West, Exeter, EX1 1PR

T: (01392) 202203

E: [info@sccexeter.co.uk](mailto:info@sccexeter.co.uk)

Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that::

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;

All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without 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 each of them;

No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.