



59 High Street, Budleigh Salterton, Devon, EX9 6LE

To let

Viewing by prior appointment
with Victoria Bandyszewska

(01392) 202203

vicky@sccexeter.co.uk

Ground floor lock up shop in popular seaside town.

Suitable for a variety of uses (subject to consents)

Approx: 634 sq ft / 58.9 sq m

New lease, available immediately

100% Business Rates Relief for qualifying tenants

To let: £7,000 per annum

strattoncrebercommercial.co.uk

Location

The premises hold a prominent position in the town centre close to national and independent traders including the Oxfam, Brook Kitchen, Co-op Funeral Care, and Bennett & Rogers Opticians.

Budleigh Salterton is a popular and highly sought after seaside town approximately 15 miles south of Exeter and situated within an Area of Outstanding Beauty (ANOB).

The town has a resident population of approximately 7,750 and benefits from an influx of tourists in the holiday season.

Description

59 High Street comprises a ground floor lock up shop with sales area to the front, kitchenette / store and WC to the rear.

This property has the benefit of air conditioning, gas fired boiler and a large display window.

Accommodation

The approximate floor areas are:

Description	Sq.ft	Sq.m
Shop	560	52.06
Kitchen / store	74	6.84
Total:	634	58.9

Lease Terms

This property is available by way of a new effective full repairing and insuring lease at an annual rent of **£7,000 per annum**.

All other terms by negotiation.

Deposit and References

A deposit and references are required subject to tenant status.

Energy Performance Certificate (EPC)

The EPC is available, contact the agents for more information.

Business Rates

The Business Rates for the year April 2025 - March 2026 are as follows:

Rateable Value: £7,700.00
Rates Payable: £3,842.30

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
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