



14 Mill Street, Ottery St Mary, Devon, EX11 1AD

## To let

Viewing by prior appointment  
with Vicky Bandyszewska

**(01392) 202203**

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

Ground floor lock up shop in the heart of the town centre

Sales: 469 sq ft / 43.6 sq m

Rear store with roller shutter door: 1,030 sq ft / 95.7 sq m

New lease available

100% Business Rate Relief

To let: £10,500 per annum

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

## Location

Ottery St Mary is a busy East Devon town easily accessed from the A30. The town centre has a strong independent presence including estate agents, takeaway / restaurants, and retail units alongside larger retailers such as Sainsburys supermarket, and Boots Pharmacy.

Ottery St Mary is a popular and historical town with a population of 7,700 with a large rural catchment. There is on street parking and short stay car parks in the town centre as well as a regular bus service linking East Devon to Exeter.

## Description

14 Mill Street comprises a ground floor shop and rear storage with roller shutter door opening out onto Hind Street.

The ground floor shop has level access from the pavement, carpeted flooring, and suspended ceiling with recessed lighting.

The rear store has been partitioned to form a kitchenette and WC, an office, and store rooms. There is a roller shutter door to the rear which opens out onto Hind Street which is opposite the entrance to Sainsburys car park

## Accommodation

The approximate internal areas are:

| Description   | Sq ft        | Sq.m         |
|---------------|--------------|--------------|
| Shop          | 469          | 43.6         |
| Store         | 1,030        | 95.7         |
| <b>TOTAL:</b> | <b>1,499</b> | <b>139.3</b> |

## Lease Terms

Offered by way of a new lease on a contributory full repairing and insuring terms at an initial rent of £10,500 per annum exclusive. All other terms by negotiation.

## Energy Performance Certificate (EPC)

An EPC is available and the rating is D98.

## Business Rates

The business rates for the year April 2026 - March 2027 are as follows:

Rateable Value: £9,300

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

## VAT

VAT is not chargeable to the rent.

## Legal Costs

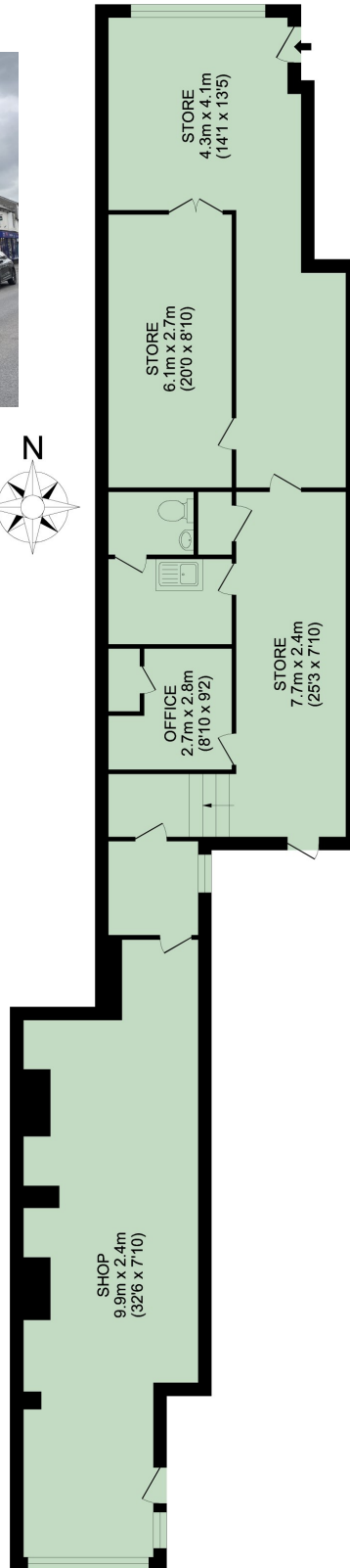
Both parties to bear their own legal costs in the transaction.

## Viewing & Further information

Strictly by appointment through the sole agents:  
Stratton Creber Commercial  
20 Southernhay West, Exeter, EX1 1PR

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





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