



5 Chapel Street, Exmouth, Devon, EX8 1HR

To let

Viewing by prior appointment
with Jonathan Ling :

(01392) 202203

jonathan@sccexeter.co.uk

Ground floor self-contained lock up shop

Prime retail position

695 sq ft / 65 sq m

100% Business Rates Relief

New lease available

To let: £13,000 per annum

strattoncrebercommercial.co.uk

Location

The property is situated within the heart of the town centre amongst national retailers including the Co-op, Sports Direct and New Look. It is on the edge of the pedestrianized zone of Magnolia Walk but has parking and road access to the front.

Exmouth is a popular seaside town in East Devon with a population of approximately 34,000 and benefits from a substantial seasonal boost each year.

Description

The property comprises a ground floor lock up shop with main sales area, store, kitchen and WC facilities. The unit is currently lacking floor coverings or ceilings, allowing the incoming tenant to fit it out to their preferred specification.

Accommodation

Net internal floor area 695 sq ft / 65 sq m.

Lease Terms

The property is available by way of a new lease for a term to be agreed on a proportional full repairing and insuring basis (tenant maintains the interior and shop front, and contributes to the landlord's costs of maintaining the exterior via a service charge).

This was approximately for the previous year £300 for the service charge and £823 for the building insurance.

Rent

£13,000 per annum plus VAT.

Energy Performance Certificate (EPC)

Assessed as C (62).

Business Rates

Rateable value: £6,800.

Small Business Rates Relief is available to qualifying companies in respect of this unit, meaning that the business rates payable would be nil in the current year.

VAT

VAT is applicable to the rental figures quoted above.

References

References will be sought from the prospective tenant prior to agreement.

Prospective tenants will be required to provide a rental deposit.

Legal Costs

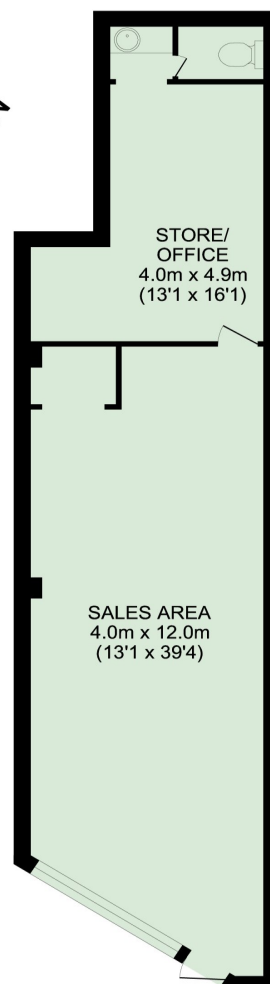
Both parties to bear their own legal costs in the transaction.

Viewing & Further information

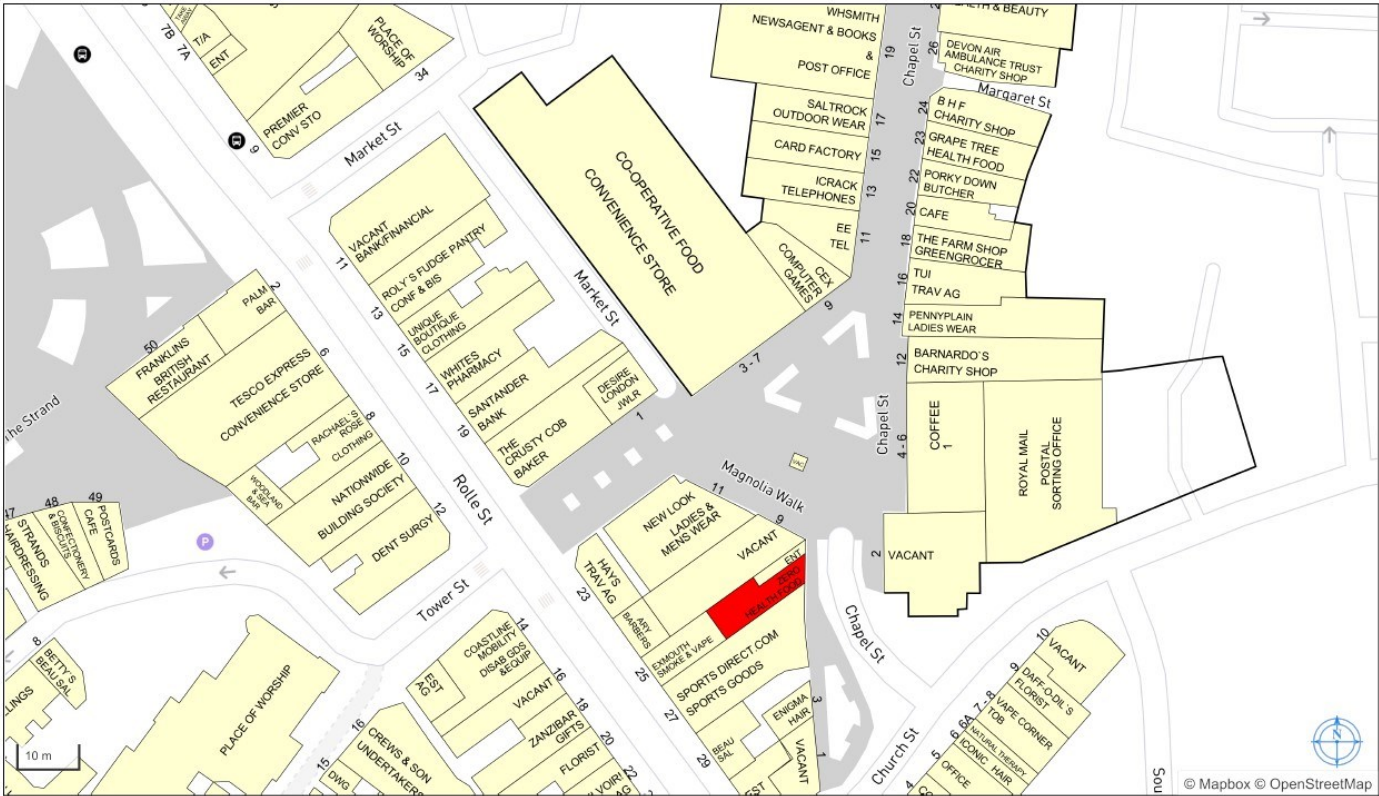
Strictly by appointment through the sole agents:

Stratton Creber Commercial

Contact: Jonathan Ling
Tel: (01392) 202203
Email: jonathan@sccexeter.co.uk



 | Exmouth (5 Chapel Street, Exmouth)
Modified: 05-Aug-26 15:10:53 / Surveyed: 03-Feb-25



Exeter Office

20 Southernhay West, Exeter, EX1 1PR

T: (01392) 202203

E: 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.