



20A High Street, Topsham, Exeter, EX3 0EA

To let

Viewing by prior appointment
with Jonathan Ling

(01392) 202203

jonathan@scexeter.co.uk

Commercial premises with frontage to busy road

Off-road parking for 4+ cars

Total floor area 1,410 sq.ft (131.0 sq.m)

Suited to various commercial uses, subject to consents

To let: £21,000 per annum (no VAT)

strattoncrebercommercial.co.uk

Location

Fronts Topsham High Street towards the northern end of the town - see map overleaf. The area is a mix of residential and commercial occupiers, the latter including the Lord Nelson pub, a takeaway, opticians and funeral directors.

There is paid on-street parking on this part of High Street.

Description

Commercial premises on ground and first floors, with frontage onto High Street and with parking in an adjacent gated yard area, suitable for 4+cars.

The unit provides mostly open-plan space on the ground floor plus a kitchen to rear and a WC. A smaller first floor element is laid out as two rooms plus a gallery looking down on the ground floor.

The internal specification includes gas-fired central heating, laminate flooring, spot lights plus feature lights and exposed roof beams.

Accommodation

Ground floor:	922 sq.ft	(85.6 sq.m)
First floor:	488 sq.ft	(45.3 sq.m)
TOTAL:	1,410 sq.ft	(131.0 sq.m)

Lease Terms

Available by way of a new full repairing and insuring lease at a rent of £21,000 per annum. All other terms by negotiation.

Deposit and References

A deposit and references are required, subject to tenant status.

Energy Performance Certificate (EPC)

Awaited.

Business Rates

Rateable Value: £16,500

Rates Payable 2026/27: £6,303.00 before any applicable reliefs.

You are advised to contact the local authority to establish whether any reliefs apply which may reduce the rates payable.

Note: a change in the use or specification of the unit may trigger a change in the rateable value.

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

Contact: Jonathan Ling
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