

PEPPER

Commercial

TO LET RETAIL UNIT 8 HARBOUR ROAD SEATON EX12 2LS



**523.22 SQ.M. (5,632 SQ.FT.) GROUND FLOOR
RETAIL
219.24 SQ.M. (2,359 SQ.FT.) STORAGE**

Ref 184

01392 874209

5 Clyst Units, Hill Barton Business Park, Clyst St Mary, Exeter EX5 1SA
www.peppercommercial.co.uk

SITUATION AND DESCRIPTION

The East Devon Seaside town of Seaton has a population of 7,100 (2021 Census) which is swelled considerably in the summer months by tourism. The town benefits from the adjoining, Jurassic Coastline, Seaton Tramway and River Axe Wetlands that all provide major local attractions. The retail centre is close by to the Northwest of the location with both Tesco's and Aldi having stores within immediate vicinity.

The property is located on Harbour Road directly behind the Esplanade and faces the road with ground floor sales area fully glazed under a metal sheet roof. To the rear there is storage and upper staff accommodation is accessed via an internal stairway. A 1st floor flat, accessed through the shop remains unmeasured.

The property traded for several years as Rainbow and most recently as The Original Factory Shop, the existing retail operation is due to close mid-April 2026, whereon vacant possession is available.

ACCOMMODATION

Brief details of the accommodation with approximate Gross Internal areas are as follows:-

	Metric m2	Imperial Sq.ft.
Ground Floor retail	523.22	5,632
Ground Floor Storage	185.54	1,997
1 st Floor Staff	33.70	362
TOTAL	742.46	7,992

PRINCIPLE FEATURES INCLUDE

- Open plan retail sales
- Frontage to Harbour Road
- Gas fired hot air central heating
- Rear Storage

LEASE

A 9-year lease is offered with a mid-term open market rent review.

RENT

The ingoing rent to be £58,500 p.a.

LEGAL COSTS

Each party are to bear their own legal costs in any transaction

RATES

We have gained the following information via the Valuation Office Web site.

Unit

Rateable Value: £47,500

Rates payable: £20,425 (x43p 25/26)

We have gained the information vis the Valuation Office web site: [Valuation Office Agency - GOV.UK](http://ValuationOfficeAgency.gov.uk)

YOU ARE ADVISED TO CHECK

ENERGY PERFORMANCE CERTIFICATE

The property has been assessed with a rating

VAT

We are informed that VAT is payable on this property.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of

Adam Parsons 07808 473248

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