

INDUSTRIAL
OFFICE
RETAIL

TO LET

PROMINENT RETAIL / OFFICE PREMISES OPPOSITE A LARGE CAR PARK IN THE CENTRE OF THE TOWN

Approximately 62 sq.m (670 sq.ft)

**RETAIL PREMISES, 16 ALBION STREET,
EXMOUTH, DEVON, EX8 1JL**



These well located premises are situated in Albion Street, in the centre of Exmouth, and directly opposite the entrance / exit to the large London Hotel public car park, with limited stay parking also available in the road outside. The premises offer spacious accommodation, currently trading as a retail unit, but having also been an Estate Agents office in the past, so suitable for a wide variety of potential users.

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TENURE

Available via either a sublet or assignment of the remainder of the 10 year lease from the 23rd June 2020 until the 24th June 2030. The tenant is responsible for internal repair and decoration plus the shop front, with a service charge of approximately £750 per annum towards the external repairs and decorations. The tenant will also be required to reimburse the Landlords for a proportion of the Buildings insurance premium. The tenants will be responsible for arranging their own contents and occupational insurance.

AGENTS NOTE

If a longer lease term is required, the superior Landlord is prepared to consider a proposal. The Freehold could also be available, with or without a 2 bedroom flat over. Further details on request.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been obtained, a summary is shown below, a full copy is available to download from the web site. The rating is: B 48

LEGAL COSTS

The tenant is to contribute £395 plus VAT towards the landlord's legal and administrative costs, including abortive fees, for the setting up of the new lease.

SERVICES

Mains water, drainage and electricity are available to the property.

VIEWING

Strictly by prior appointment only with the sole agents, for the attention of Tony Noon (07831 273148) Ref (0923)



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Energy performance certificate (EPC)

Ground Floor
18 Albion Street
EXMOUTH
EX9 1JL

Energy rating
B

Valid until: 25 October 2032

Certificate number: 1079-0912-2668-0257-9489

Property type

Retail/Financial and Professional Services

Total floor area

61 square metres

Rules on letting this property

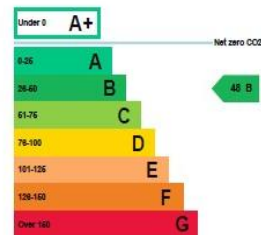
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

Properties similar to this one could have ratings:

If newly built

0 A

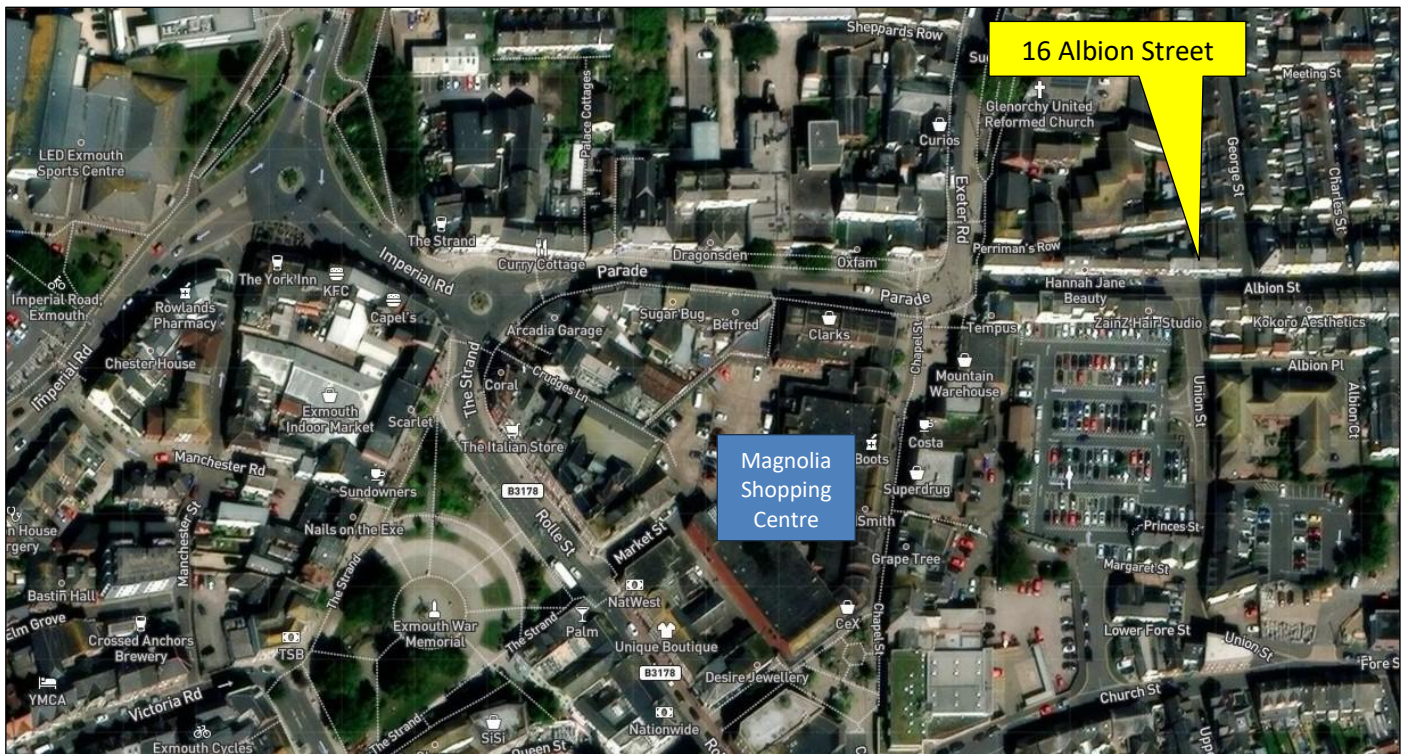
If typical of the existing stock

40 B

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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing NOON ROBERTS has any authority to make or give any representation or warranty whatsoever in relation to this property. Floorplans are for illustrative purposes only. Please note that NOON ROBERTS uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact NOON ROBERTS. All rentals and prices are exclusive of VAT where applicable.