

# 34 CHAPEL STREET

EXMOUTH EX8 1HW

TO LET - HIGH STREET RETAIL





## KEY HIGHLIGHTS

- Exmouth is a popular seaside town in South Devon. The resident population of over 48,000 is boosted by significant tourist numbers each year.
- The town is the gateway to the World Heritage Jurassic Coast and has two miles of sandy beaches, making it a popular destination for watersport enthusiasts and walkers.
- The property occupies a prominent location on prime, pedestrianised Chapel Street, close to the junction of Exeter Road and The Parade.
- The premises are positioned adjacent to **Costa** and **Superdrug**, opposite **Boots** and **WHSmith** and close to **Holland & Barrett**, **Saltrock** and **Caffe Nero**. Recent lettings on Chapel Street include **Greggs** and **Coffee #1**.
- Available subject to Vacant Possession.

## LOCATION

The unit is situated towards the centre of Chapel Street, between Costa and Superdrug.

## ACCOMMODATION

The accommodation comprises the following net internal areas:

| DESCRIPTION             | SQ FT        | SQ M          |
|-------------------------|--------------|---------------|
| Ground Floor - Sales    | 1,418        | 131.74        |
| First Floor - Ancillary | 1,202        | 111.67        |
| <b>TOTAL</b>            | <b>2,620</b> | <b>243.41</b> |

## SUMMARY

### Available Size

2,620 sq ft

### Service Charge

£2,184 per annum

### Rent

£35,000 per annum

### EPC Rating

D

### Rates Payable

£15,718.50 per annum Interested parties should contact the Local Rating Authority to confirm their likely liability.

### Rateable Value

£31,500



**34 Chapel Street**

Exmouth EX8 1HW

## TERMS

Subject to vacant possession, the premises are available on a new Full Repairing and Insuring Lease, for a term of years to be agreed, subject to upward only rent reviews at the expiry of each fifth year of the term.

## RENT

£35,000 pax

## SERVICE CHARGE

The Service Charge is estimated to be in the region of £2,184 for the current budget year.

## EPC

D (87)

## COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.

## VIEWINGS

Strictly by prior arrangement with the appointed letting agent, Savills.

## CONTACT

For further information please contact:



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