

## Shop To Let

# EXMOUTH

38-40 Chapel Street



### Location

Exmouth is a popular seaside town in south Devon, located approximately 12 miles south west of Exeter. The resident population of over 48,000 is boosted by significant tourist numbers each year and, with miles of sandy beaches, is becoming a destination for water sports enthusiasts and a gateway to the Jurassic Coast.

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 **Mountain Warehouse**, opposite **Boots** and **Vodafone**, and close to **WH Smith**, **Superdrug** and **Café Nero**. Recent lettings in the town include **Saltrock**.

### Accommodation

The property is currently arranged to provide ground sales with first floor ancillary and comprise the following approximate net internal floor areas:

Ground Floor	191.3 sq m	2,059 sq ft
First Floor	185.6 sq m	1,998 sq ft

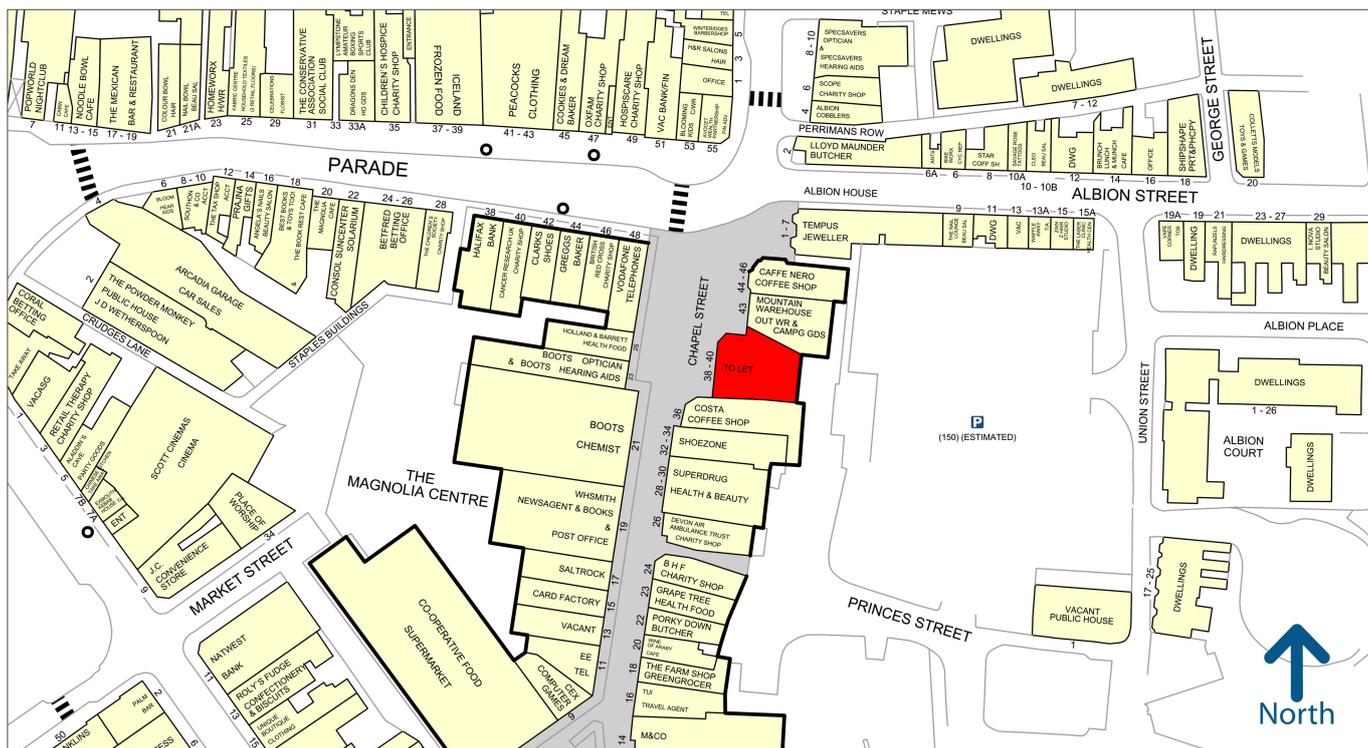
**Rent** **£57,500 pax**

### SAVILLS BRISTOL

Embassy House, Queens Avenue  
Bristol, BS8 1SB

[savills.co.uk](http://savills.co.uk)

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## Rates

Rateable Value 2017	£71,000
UBR 2021/22	51.2 p/£

The government has introduced a transitional phasing system which phases in increases/decreases in Business Rates. Interested parties are advised to make enquiries with the Local Authority to confirm their likely Business Rates liability

## Legal Costs

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

## Tenure

The premises are available by way of a new full repairing and insuring lease on terms to be agreed, subject to upward only rent reviews at the end of each fifth year.

## EPC D (91)

## Viewing & Further Information

Strictly by prior arrangement only with:

## CONTACT

**Robert Palmer**

ropalmer@savills.com

0117 910 2210

### IMPORTANT NOTICE

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