

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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SITUATION AND DESCRIPTION

Exmouth is a popular, busy coastal town with excellent road and rail links. The town has a resident population of some 35,000 which significantly increases during the summer months. Its catchment also includes several nearby villages and towns. It has a good retail centre with a wide range of local, regional and national retailers, banks, building societies and cafes. The premises are in the retail section of Albion Street in a prominent location close to the town centre with half hour free on street parking and a large public car park opposite. It is a short walk from Rolle Street, The Parade and Magnolia Shopping Centre, with sea front in walking distance.

The property was extensively redeveloped and refurbished in the 1990's having previously been 2 smaller shops now combined into one. Floor plans are available if required. It has a kitchen, separate storeroom and toilet to the rear. With an excellent shopfront to a busy road it is visible from the Town centre car park. The premises are therefore suitable for a wide variety of potential Retail, Office / Showroom and Service users, subject to the usual consents.

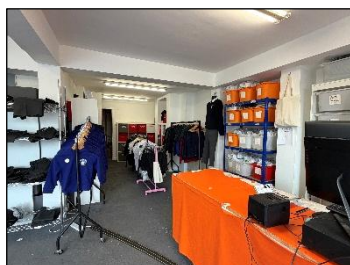
ACCOMMODATION

Brief details of the accommodation, with approximate maximum internal dimensions are as follows: -

Approached via a pair of glazed entrance doors to

Retail Area / Office **8.28m x 3.21m plus 6.33m x 4.39m**
(27'2" x 10'6" plus 20'9" x 14'5") max

Pair of glazed entrance doors set within a wide double fronted shop front. Strip lighting and power as fitted. Concrete floor.



Kitchen **1.92m x 1.73m (6'3" x 5'8") max**

Stainless steel sink with single drainer with cupboards and drawers below. Fire escape. Power and light as fitted.

Storeroom **3.20m x 1.43m (10'6" x 4'8") max**

Useful storage area. Power and light as fitted. Plumbing for a second toilet if required.

Toilet

Low level W/C suite with wash basin.

EXTERNALLY

The premises are conveniently located directly opposite the large London Hotel public car park with parking in the road outside.

RATES

Rateable Value: - £9,200 2026 valuation list

We understand that Rate reductions of up to 100% are available to qualifying Business under the small Business Rate Relief scheme. To see if you or the premises qualify for this discount please contact the Business Rates department at East Devon District Council on 01395 516551.

RENT

A rent of £11,000 per annum is sought for these well located retail premises, payable quarterly in advance by standing order. VAT is not payable on the rent on this occasion.

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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 16 Albion Street EXMOUTH EX9 1JL	Energy rating B	Valid until: 25 October 2032 Certificate number: 1079-0912-2668-0257-9489
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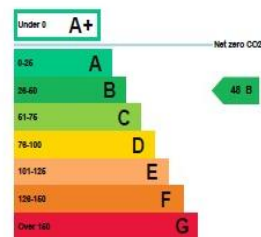
Property type	Retail/Financial and Professional Services
Total floor area	61 square metres

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

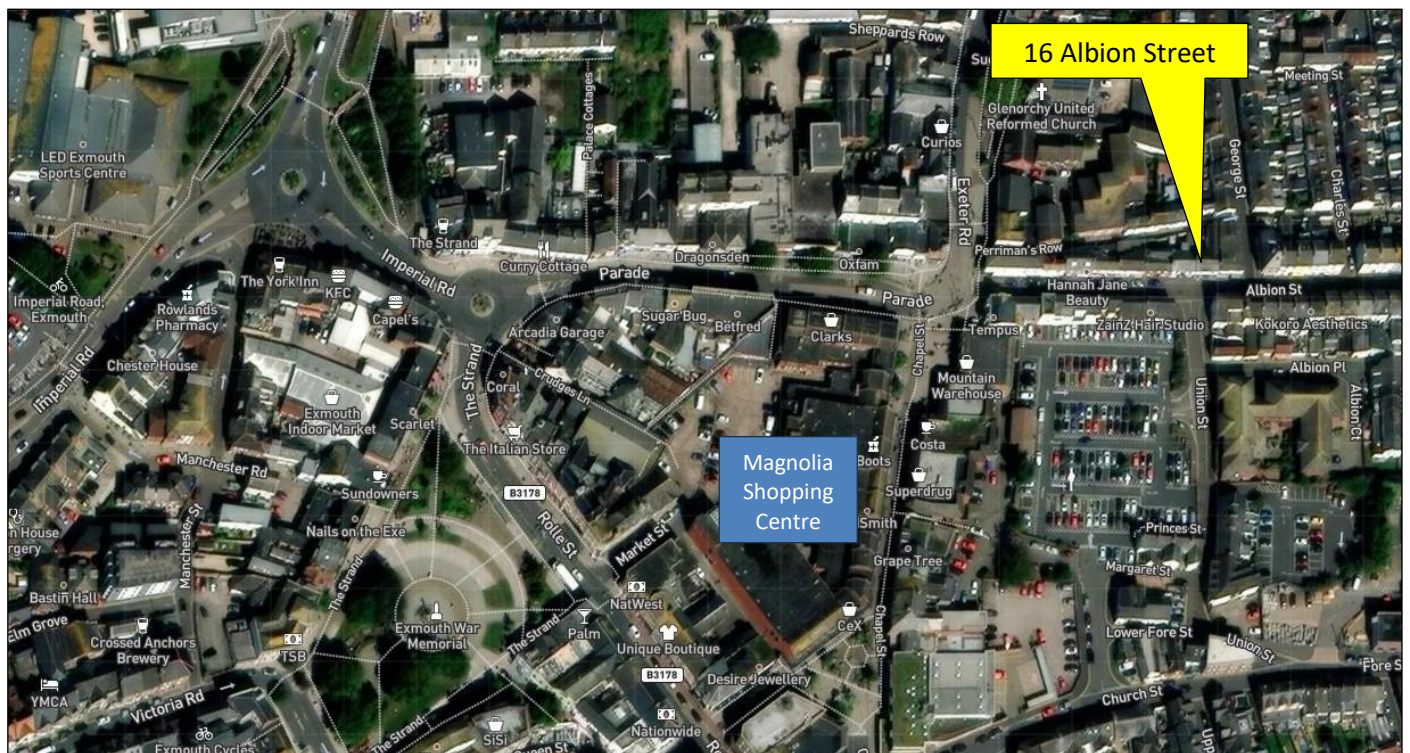
Properties similar to this one could have ratings:

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.