

Vickery Holman
Property Consultants



Cornwall | Devon | Somerset | Bristol



PORKY DOWN
Est: 1900

To Let

£21,000 pax



20 Chapel Street, Exmouth, Devon, EX8 1HS



1,599 Sq Ft
(148.5 Sq M)

Summary

- Prominent town centre unit
- Ground floor retail: apprx 584 sq ft plus ancillary storage
- First floor: apprx 519 sq ft
- Second floor offers additional storage
- Located in central area of Magnolia Shopping Centre
- High foot flow location
- Occupiers include WHSmith, Boots the Chemist and Co-op
- New lease available

Location:

The property is located in the coastal resort town of Exmouth famed for its stunning estuary which is popular with water sports and other leisure activities.

Popular destination for both retirees, young families and professionals enjoying Exmouth's lifestyle and work-life balance.

The town is located circa 11 miles from Exeter and benefits from regular trains from Exmouth Train Station.

The property is situated in a highly prominent position on the prime Chapel Street with high footfall all year round. Other occupiers in the vicinity include Co Op, EE,

Cardfactory, WHSmith, Boots the Chemist and British Heart Foundation.

Description:

20 Chapel Street offers accommodation over three floors. and was previously operated as a cafe / restaurant.

The ground floor enjoys an attractive frontage and is on split levels with the current kitchen area at the rear accessed via a shallow set of steps. First floor area currently configured as additional seating with the 2nd floor as storage / office. WC facilities located both on the 1st and 2nd floors.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) .

	sq m	sq ft
GF Sales	54.23	584
GF Storage	9.91	107
1st Floor Storage	48.23	519
2nd Floor Storage	36.11	389
Total (Excluding WC's)	148.5	1,599

Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

D (93)

Planning:

The amended use classes would mean this property could be used for E class uses which includes retail and cafe/restaurant. Please enquire for further information.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £18,000, therefore making the approximate Rates Payable £8,982 per annum for 2024/25.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

VAT:

All figures quoted are exclusive of VAT if applicable.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

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