

Vickery Holman
Property Consultants



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CAFE ON THE HEALE

To Let

£9,500 pax

13 Foxhayes Estate Shopping Parade, Winchester Avenue,
Exwick, Exeter, Devon, EX4 2DQ

510 Sq Ft
(47.4 Sq M)

Summary

- Opportunity for retail space in well represented shopping parade
- Located in popular residential area
- Apprx 510 sq ft (47.40 sq m)
- Suitable for a variety of uses (subject to consents)
- Good foot & road access
- 100% Business Rates relief for qualifying tenants
- Immediately available

Location:

Foxhayes Shopping Parade is located on Winchester Avenue in Exwick, a suburb to the northwest of Exeter city centre. and within easy reach of the Exe river and Exwick Playing Fields for recreational activities.

The Parade is central to the surrounding residential area with good visibility from the main road.

Other occupiers of the Parade include Tesco's Express, Taste of China and J T Hair & Beauty with The Thatched House inn and Foxhayes Garage located nearby.

Description:

Unit 13 comprises a ground floor, end-terrace retail unit within a mixed use block. Current configuration has dividing wall separating main retail area from rear section and WC with full glass frontage.

The unit provides versatile trading accommodation with good pedestrian access..

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a net internal basis.

| | sq m | sq ft |
|--------------|------|-------|
| Total | 47.4 | 510 |

Service charge:

A service charge is levied for the upkeep and maintenance of the communal areas. Please enquire for further information.

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 (76)

Planning:

The amended use classes would mean this property could be used for E class uses which includes retail, cafe, indoor recreation and gyms. 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 £5,600, therefore making the approximate Rates Payable £2,794.40 per annum for 2024/25.

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

Terms:

Available by way of a new effective full repairing and insuring lease. Terms to be agreed.

Legal fees:

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

VAT:

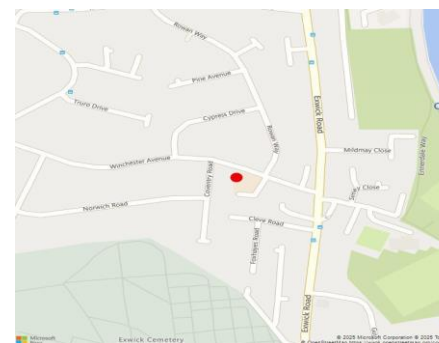
All figures quoted are exclusive of VAT if applicable.

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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