

**Vickery Holman**  
Property Consultants



Cornwall | Devon | Somerset | Bristol

**BEN'S FARM SHOP**

Vickery Holman  
**To Let**  
All Enquiries  
01392 203010

**To Let**

£26,000 pax

57 Magdalen Road, Exeter, Devon, EX2 4TA

835 Sq Ft  
(77.60 Sq M)



## Summary

- Prominent ground floor outlet on sought after Magdalen Road
- Located within a vibrant parade of independent retailers, cafes and local businesses
- Strong pedestrian footfall
- Excelent visibility to passing trade
- Versatile open-plan accommodation suitable for retail, cafe use (Subject to consents)
- Attractive frontage providing excellent display opportunities
- Close proximity to city centre and established residential catchment.
- Immediately available

### Location:

Situated on the popular and well-established Magdalen Road in Exeter, this ground floor commercial premises offers an excellent opportunity to secure space in a vibrant and thriving local retail parade. The property benefits from strong footfall, prominent frontage, and a diverse surrounding mix of independent retailers, cafés, and service-based businesses, making it ideal for a range of commercial uses (subject to any necessary consents).

The accommodation provides a versatile open-plan layout at ground floor level, suitable for retail, office, or showroom purposes, with good natural light and easy customer access.

Located within close proximity to Exeter city centre and well-connected to local transport links, 57 Magdalen Road presents an attractive option for businesses seeking a visible and accessible trading position in a sought-after area.

Free one-hour parking is available in several spaces across the road, making it perfect for shoppers.

### Description:

The property consists of a ground floor retail outlet with 3/4 glazed main frontage plus additional basement area including small kitchenette and welfare facilities. The shop also benefits from an external electric metal roller shutter / grille.

At the rear of the property, accessed via a pedestrian passageway is a communal courtyard area with access to an allocated external flat roof storage shed.

### 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
<b>Ground Floor Shop</b>	47.66	513
<b>Basement Storage</b>	29.94	322
<b>Total</b>	77.6	835

### 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:

In the event of a letting the Landlord will undertake appropriate works to ensure the property complies with Minimum Energy Efficiency Standard (MEES) Regulations prior to the lease completing.

### Planning:

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

### Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £16,500, therefore making the approximate Rates Payable £6,303 per annum for 2026/27.

Interested parties are advised to confirm the rating liability with Exeter City council.

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

### Terms:

The property is 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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