



11 Rolle Street

Exmouth, EX8 1HH

Former Bank Premises

5,099 sq ft

(473.71 sq m)

- Prominent corner position in central Exmouth
- Popular seaside destination in the summer months
- Available by way of a new lease

Summary

Available Size	5,099 sq ft
Rent	£50,000 per annum
Rates Payable	£20,611.50 per annum
Rateable Value	£37,750
VAT	All prices are quoted exclusive of VAT.
Legal Fees	Each party to bear their own legal costs.
EPC Rating	D (81)

Location

Exmouth is a seaside town located on the east coast of Devon where the River Exe meets the sea. It is located approximately 12 mile south west of Exeter. It has a population of 35,488 (2021) and this is boosted largely in the summer months with significant tourist numbers each year. The coastal draw has made it a popular destination for water sports enthusiasts and a gateway to the Jurassic Coast. The town is served the the A376 which connects to the M5 via Sidmouth Road. Exmouth Railway Station occupies a central location in the town and offers regular services to other local places including Exeter St David's, Paignton and Newton Abbot.

The subject property is situated in a prominent position on Rolle Street, which is a short walk from the High Street, Magnolia Shopping Centre and the seafront. Nearby occupiers include Tesco Express, Santander, Sports Direct, Co-op Food, CeX, Card Factory, WHSmith, Card Factory, Costa, Greggs and Caffe Nero.

Description

The property comprises a former bank arranged over ground and first floors.

Accommodation

The accommodation comprises the following approximate Net Internal Areas:

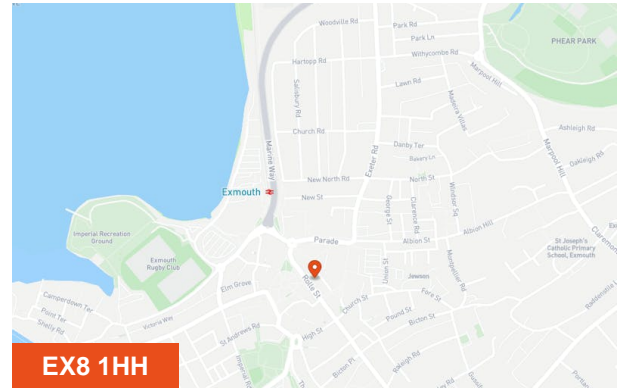
Name	sq ft	sq m
Ground - Sales/Ancillary	3,064	284.65
1st - Office/Ancillary	2,035	189.06
Total	5,099	473.71

Use

Class E.

Terms

The property is available by way of new lease for a term to be agreed.



Viewing & Further Information

Rebecca Harries

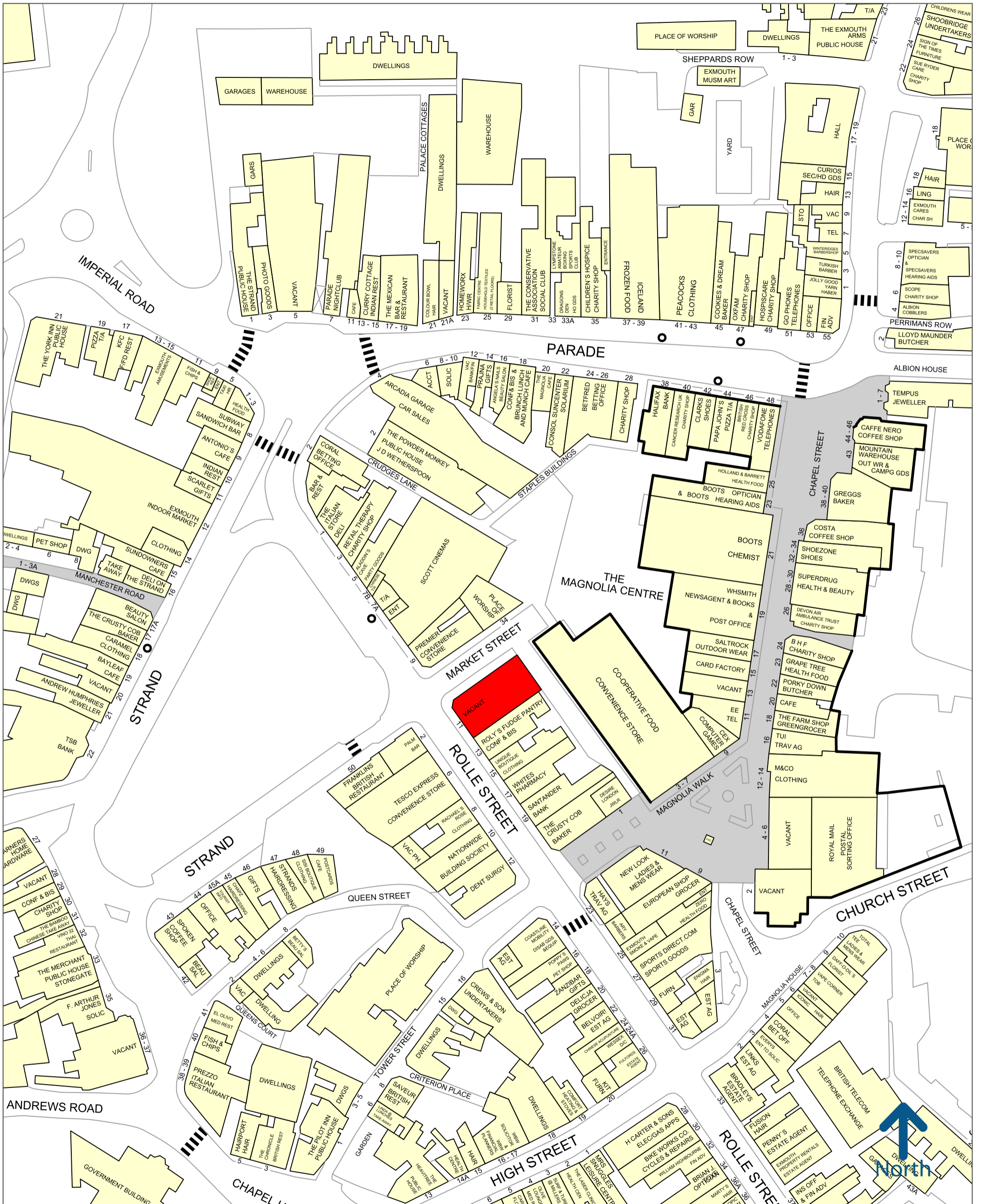
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50 metres

Experian Goad Plan Created: 29/11/2023
Created By: Hartnell Taylor Cook LLP

