



11 Rolle Street, Exmouth, Devon, EX8 1HH

To let

Viewing by prior appointment
with Victoria Bandyszewska

(01392) 202203

vicky@sccexeter.co.uk

Ground floor lock up shop in popular seaside town

Prominent corner location in the heart of the town centre

Approx: 3,064 sq ft / 284.66 sq m

New lease, Available immediately

To let: £50,000 per annum, plus VAT

Location

The property hold a prominent corner position in a busy position within the heart of the town centre close to the main Magnolia Shopping Centre and Strand.

Nearby occupiers include Tesco, Scott Cinema, Subway, Wetherspoon, TGJones (formerly WHSmith), and Boots as well as a number of independent retail and restaurant operators.

Exmouth is very accessible by road being just 8 miles south of the M5 and benefits from its own railway station providing regular services to Exeter linking with Bristol, London and national links. The town has a population of approximately 34,000 and a catchment population of 132,000. The town has an all year round trade and benefits from an influx of tourists in the summer months.

Description

This property comprises a ground floor lock up shop with large sales area to front, kitchenette, offices/ stores and WCs to the rear. The property has been recently refurbished and is ready for immediate occupation.

Suitable for a variety of uses subject to consents.

Accommodation

The approximate net internal area is:

3,064 sq ft / 284.65 sq m.

Lease Terms

This property is available by way of a new contributory full repairing and insuring lease, subject to a service charge, at an annual rent of **£50,000**.

All other terms by negotiation.

Deposit and References

A deposit and references are required subject to tenant status.

Energy Performance Certificate (EPC)

The EPC for this property is rated D81.

Business Rates

The Business Rates for the year April 2025 - March 2026 are as follows:

Rateable Value: £34,500
 Rates Payable: £14,904
 Rates Payable: £13,179
 (Hospitality, retail leisure)

Interested parties are advised to contact the local authority regarding their business rates liability.

VAT

VAT is chargeable.

Legal Costs

Both parties to bear their own legal costs in the transaction.

Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial
 20 Southernhay West, Exeter, EX1 1PR

Contact: Victoria Bandyszewska

Tel: (01392) 202203

Email: vicky@sccexeter.co.uk





Exeter Office

20 Southernhay West, Exeter, EX1 1PR

T: (01392) 202203

E: info@sccexeter.co.uk

Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that::

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;

All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them;

No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.