

26-44 CHAPEL STREET

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Exmouth, Devon
EX8 1HW

Local Occupiers Include

COSTA
MOUNTAIN WAREHOUSE
GREGGS
Superdrug

26-44 CHAPEL STREET







DESCRIPTION

The subject property occupies a highly prominent position on the prime section of Chapel Street, in the heart of Exmouth town centre. Nearby national retailers include Boots, Vodafone, Iceland, TG Jones, and The Co-op, ensuring strong footfall throughout the day.

The property directly benefits from its proximity to Exmouth's main shopper car park, located immediately to the rear, providing convenient access for visitors.

RENT & RATES

Further information on rents, service charge and insurance costs is available on request.

SERVICES

All mains services are available.

SERVICE CHARGE & INSURANCE

A service charge is payable – details available on request. The landlord insures the premises and recovers the premium from the tenants.

TERMS

Units are offered by way of a new lease on an EFRI basis, but the length of lease can be flexible.

ENERGY PERFORMANCE

Further information available upon request.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

AML

To satisfy HMRC and RICS guidance, we are required to carry out AML diligence on a tenant. Accordingly, a successful bidder will be required to provide financial information and personal identification where necessary 'Know Your Client' identity checks will be carried out to satisfy AML requirements when Heads of Terms are agreed.

VAT

VAT is payable on all sums due to the landlord under the terms of the lease.

21,724 sq.ft
Total development

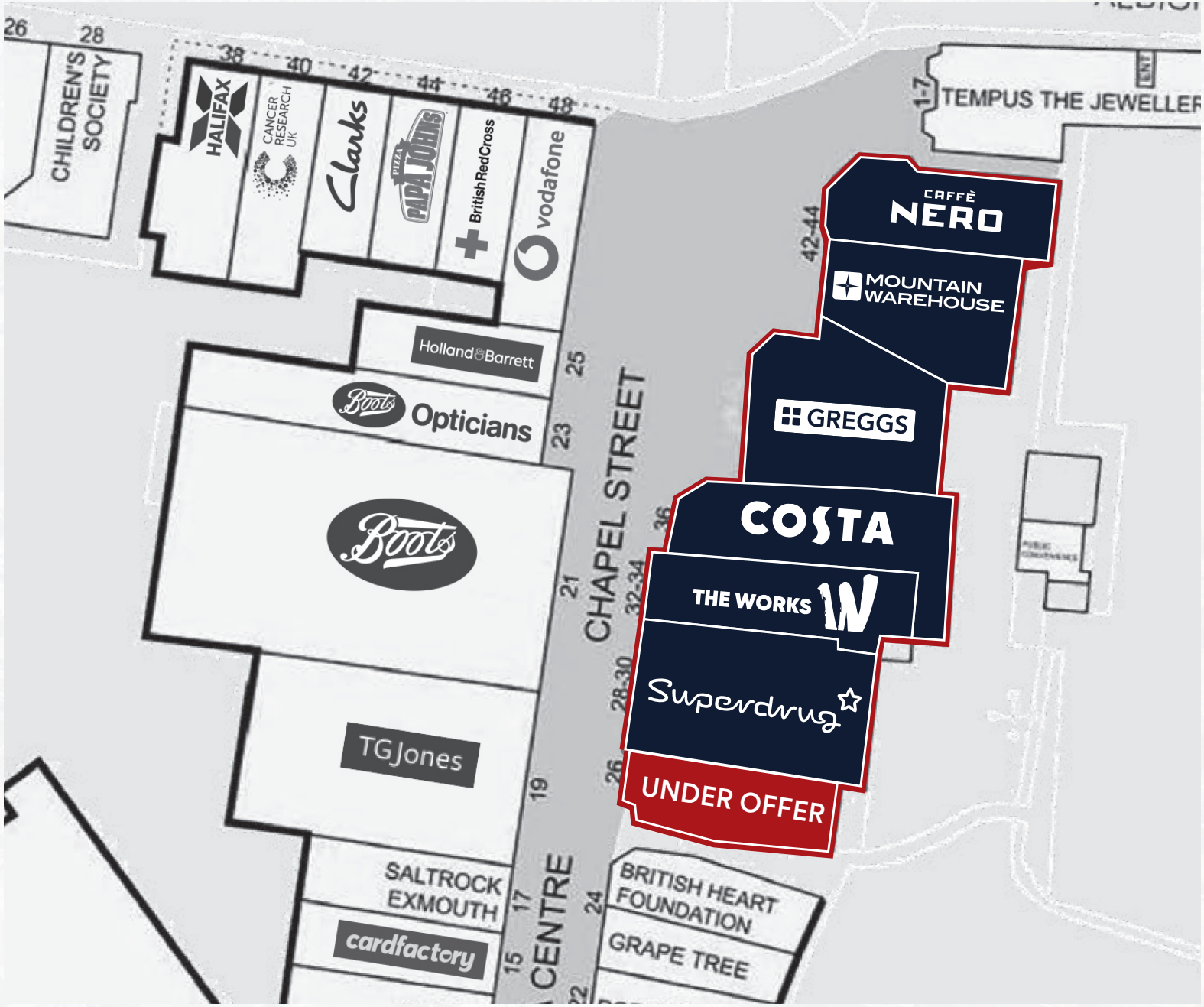
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What Three Words

Low-cost parking available nearby

7
Retail units on site

M 26-44 CHAPEL STREET

Site Plan



AVAILABLE UNIT



UNIT 26	sq.ft	
Ground Floor	1,095	
First Floor		96.5
Total Area		198.2
RENT	£37,500 per annum	
	£19,750	
CHARGE	TBC	
C*	D	

UNDER OFFER

*Further information available upon request.



LOCATION

Exmouth is a thriving coastal town in East Devon, renowned for its historic port, beautiful beaches and vibrant tourism economy, which supports strong year round trade. The town benefits from excellent transport connectivity. Exmouth is just 8 miles south of Junction 30 of the M5 motorway, providing swift access north to Bristol and the Midlands and south to Exeter and Plymouth. The A30 and A303 corridors offer direct east-west links across southern England. Exmouth benefits from a substantial local and tourist catchment, with a population of circa 36,000 and swelling significantly during peak seasons.

PARKING

Low-cost parking available nearby.



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Viewing
Strictly via prior appointment with the appointed agent

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