



11 Rolle Street

Exmouth, EX8 1HH

Ground Floor Retail To Let

3,064 sq ft

(284.65 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	3,064 sq ft
Rent	£40,000 per annum
Rates Payable	£20,611.50 per annum
Rateable Value	£37,750
VAT	Applicable. All prices are quoted exclusive of VAT.
Legal Fees	Each party to bear their own costs. 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, the ground floor is available by way of new lease. The accommodation has been recently refurbished to provide an open plan sales area, WC and kitchen facilities.

Accommodation

The accommodation comprises the following approximate Net Internal Areas:

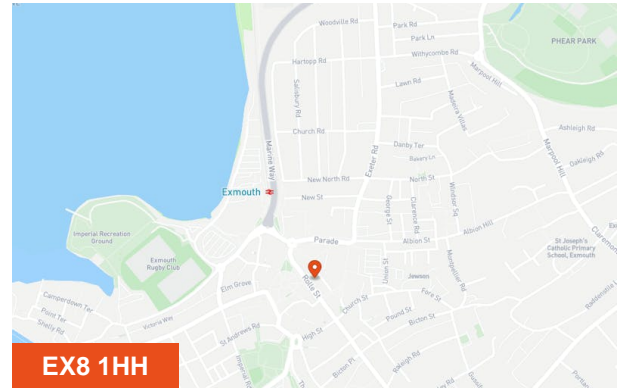
Name	sq ft	sq m
Ground - Sales/Ancillary	3,064	284.65
Total	3,064	284.65

Use

Class E.

Terms

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



Viewing & Further Information

George Bashford

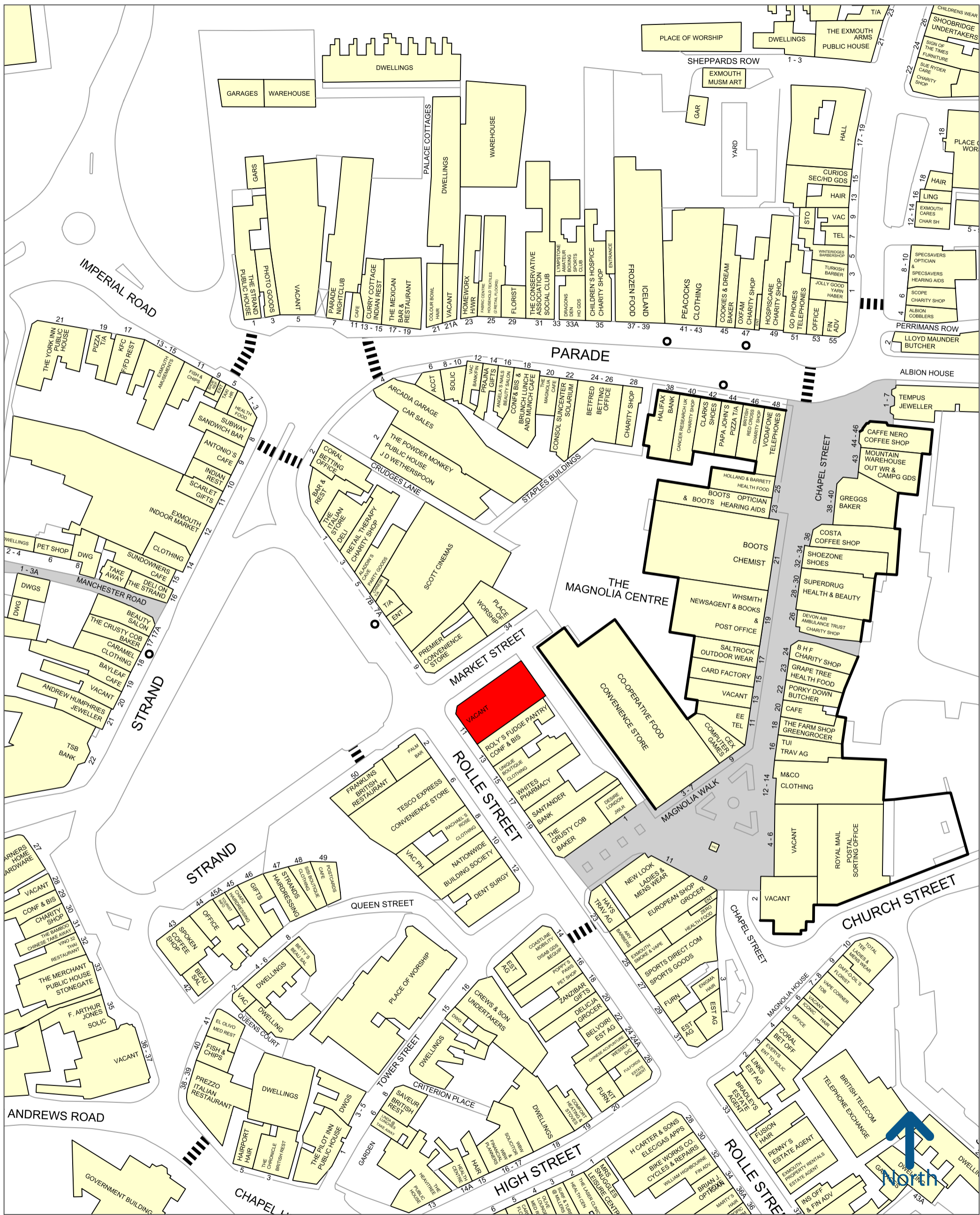
07549 120 664

george.bashford@htc.uk.com

Richard Saunders

07825 382835

richard.saunders@htc.uk.com



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Created By: Hartnell Taylor Cook LLP

