



Turner Locker

Commercial Property Consultants

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5 FORE STREET TOPSHAM EX3 0HF



GROUND FLOOR A1 RETAIL SHOP UNIT

48.3 sq. m. (520 sq. ft.)

TO LET

LOCATION & DESCRIPTION

Just four miles away from Exeter city centre and served by frequent bus and train services, lies the historic port of Topsham. Famed for its shipbuilding and maritime history. Topsham, on the Exe Estuary, was once a larger port than Exeter itself. Now, still delightfully self-contained, it offers a mixture of fascinating architecture, including the Dutch style merchants houses, is home to shops, cafes, pubs and restaurants of character.



These premises are situated in the perfect retail location in the town's prime shopping area. Access is via a door shared with the flat over to a lobby. The shop is secured by a shutter to an open archway

ALL MEASUREMENTS ARE APPROXIMATE (units are of irregular shape)

Retail area approx. 31 sq. m with ancillary space of another 17.51 sq. m

Max width m 3.9m

Max shop depth 8.92m

Narrows to 2.9m after 5.2m

Door to store/office 4.53m x 1.81m

Further door to **rear prep area with cloakroom off** 4.12m x 2.1m

Emergency rear access



PROPOSAL

A new lease of negotiable term on contributory full repairing and insuring terms
Commencing rental of £950 pcm exclusive for the 1st 24 months, rising then to £1200pcm

PLANNING USE

The shop has A1 planning permission for retail, non-food use

BUSINESS RATES

Rateable Value: £10,500 payable circa £5155pa before any small business rate relief
(<https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>)

VIEWING

By appointment only with **Turner Locker**: Tel: **01392 201 202**

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SUBJECT TO CONTRACT

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