

# TO LET

Prominent Double Fronted Retail Premises

Units 1 & 2, Brixington Parade, Churchill Road, Exmouth EX8 4JS



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- 1,177 sq.ft (109.24 sq.m)
- Popular parade
- Free customer parking
- Enclosed yard

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### Location & Description

The property is located in a busy residential area within a small parade in this popular coastal town. The town centre is approximately two miles away. The property is next door to a barbers and other occupiers in the Parade include, Co-Operative Food (convenience store), Headlines (hairdresser) and Pyramid Health (chiropractors).

This double fronted prominent shop offers sizable retail and storage accommodation in a busy Parade in Exmouth. The property is presented in good condition with a partial suspended ceiling, strip lighting and spotlights, kitchenette, raised display area (in Unit 1), a security alarm and an electric heater over the entrance of Unit 2. There is useful rear storage, as well as an enclosed yard for further storage and parking. There is also an old storage container (1.97m wide by 4.2m deep) within the rear yard.

The Parade provides a large number of free customer parking spaces to the front of the retail units, as well as a rear service yard for deliveries and parking for the occupiers.

The premises were previously used for the sale of mobility scooters but would suit a variety of other retail, office or consulting room uses.

### Accommodation

The property comprises the following net internal floor areas:

Accommodation	Sq.ft	Sq.m
Retail	1,017	94.48
Stores x 2	38	3.46
Lean-to Store	122	11.30
<b>TOTAL</b>	<b>1,177</b>	<b>109.24</b>

### Terms

The property is available on a new Full Repairing & Insuring lease on terms to be agreed.

### Rent

£22,500 per annum exclusive.

### Business Rates

According to the Valuation Office Agency website, the property has the following assessment:

Rateable Value: £20,000  
Rates Payable for 2025 / 2026: £9,980.00

### VAT

VAT is payable at the standard rate.

### Service Charge

A small service charge is levied to cover the shared maintenance costs of this Parade – further details are available from the Agents on request.

### Energy Performance Certificate

An EPC has been commissioned and will be available soon.

### Legal Costs

Each party to be responsible for their own legal costs.

### Viewing

For further information or to view the premises, please contact the sole agent, Bruton Knowles.



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### Contact:

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Senior Surveyor

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### Exeter office:

17 Barnfield Road, Exeter, EX1 1RR



Unit 1



Unit 2

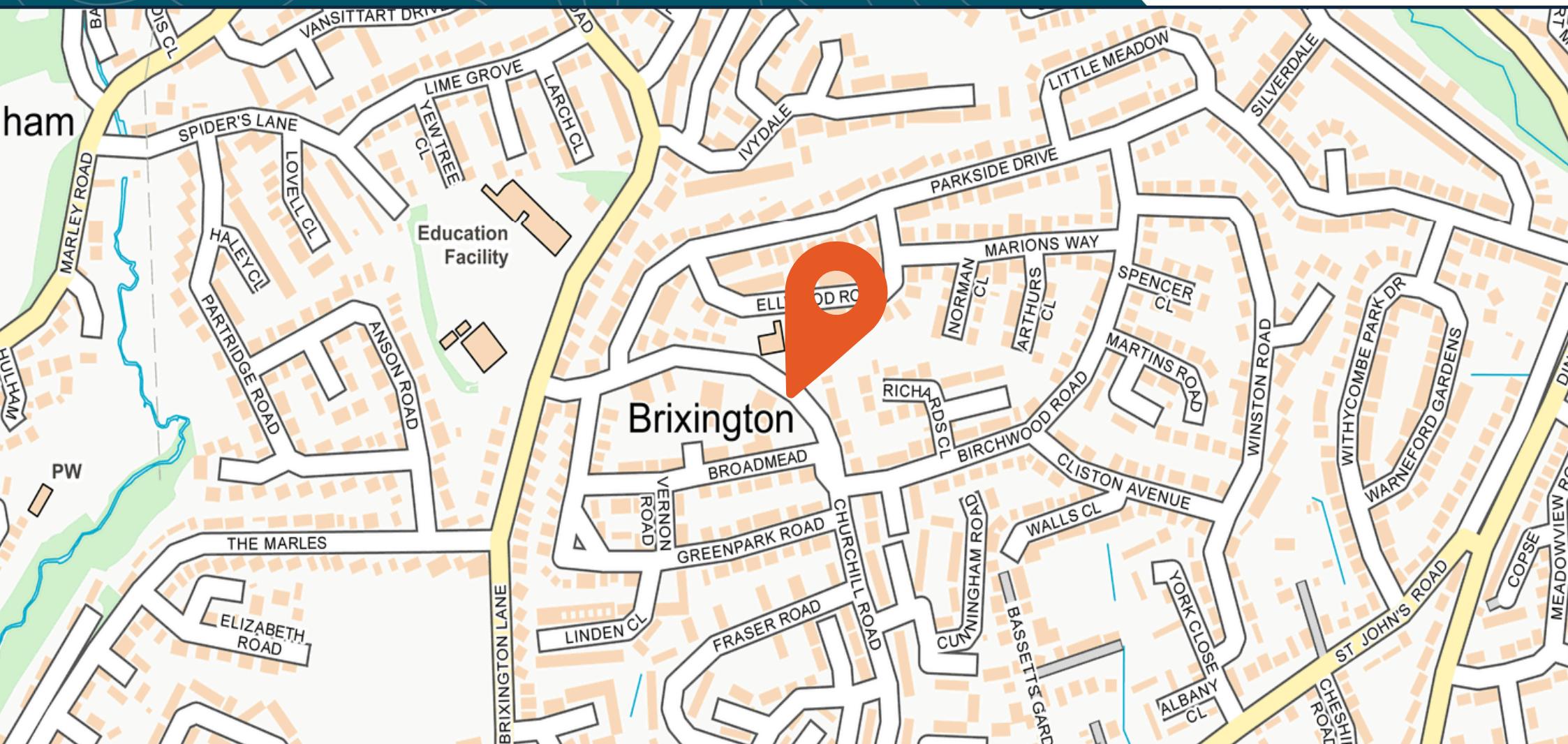
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**RICS**

The Property  
Ombudsman