

ONLY ONE UNIT  
REMAINING - PHASE 1

# CRANBROOK

NEW TOWN  
EXETER DEVON



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11 SELF-CONTAINED NEW RETAIL UNITS  
AVAILABLE FRONTING THE HIGH STREET  
AND THE TOWN SQUARE



HedgeLand

Property Consultants







# AN OPPORTUNITY TO BE REPRESENTED ON THE BRAND NEW HIGH STREET IN A NEW EAST DEVON TOWN

- Located in Cranbrook New Town
- Eleven self-contained new retail units in the town centre
- New Morrisons supermarket - now open
- Fronting main thoroughfare and town square
- Residential mixed uses adjoining
- Areas available, over 2 phases, from 570 - 1,015 sq ft upwards
- Phase A - Only one retail unit remaining - 998 sq ft (92.71 sq m)

Overview 'fly through' of the Town Centre development available at: <https://bit.ly/3a9hmEM>











# CRANBROOK NEW TOWN

Cranbrook, is a new East Devon town, lying on the eastern outskirts of Exeter, with 3,125 dwellings sold and occupied. The forecast sees an increase to 3,750 by 2026 and, with consent, an additional 4,230 dwellings in the expansion areas creating total of 7,980 dwellings.



In addition, the Cranbrook Town Centre has been designed to accommodate up to 7,500 dwellings, with three strategic sites allocated, with delivery over the next fifteen years.

Community facilities such as nursery, doctor's surgery, primary and secondary schooling (Cranbrook Education Campus) and the Younghayes Community Club are also in the vicinity.





# CRANBROOK TOWN CENTRE



The Town Centre will provide an attractive and vibrant area, comprising Morrisons food store, high street retail units, a health & well-being hub, a leisure centre, day nursery, residential units, smaller scale offices, County Council multi-service building and Town Council offices

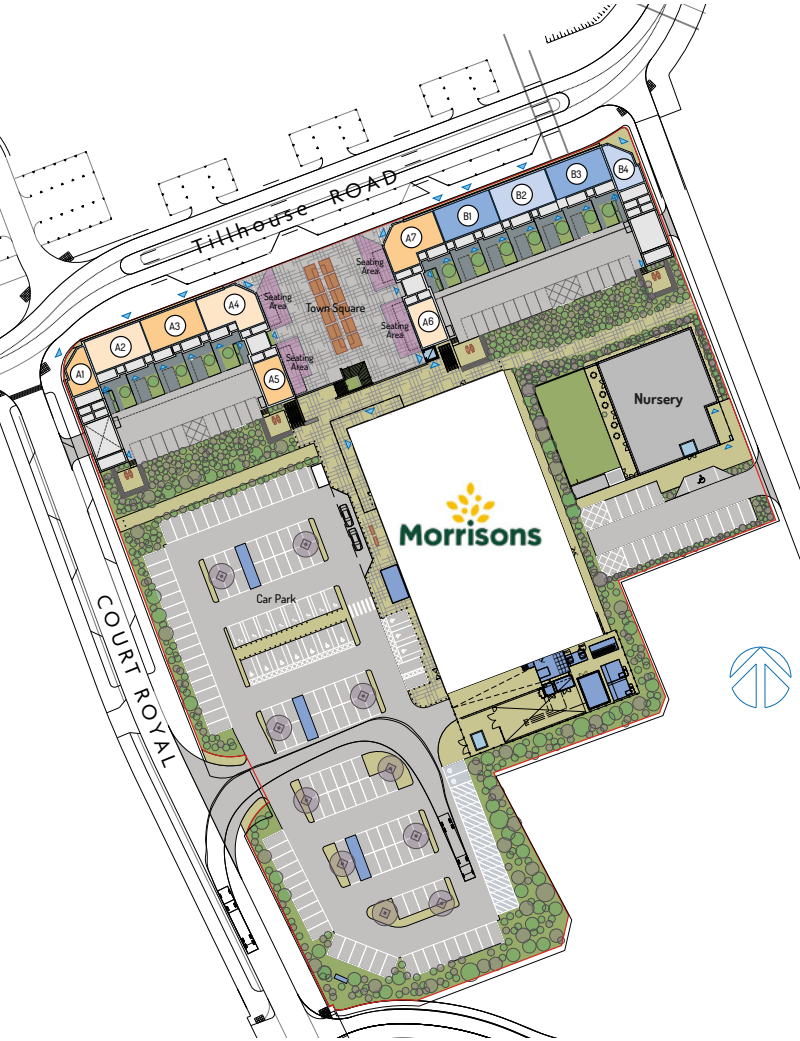
The eleven units available are fronting onto Tillhouse Road and adjacent to the busy Town Square offering alfresco dining and outside seating.



# THE RETAIL UNITS

The Retail Units will be available in two phases.

Some unit size flexibility is available to meet specific occupier’s requirements subject to built stage – details are available on application.



PHASE A

Unit A1	LET	53 sq m	570 sq ft
Unit A2	LET	94 sq m	1,015 sq ft
Unit A3	LET	94 sq m	1,008 sq ft
Unit A4	LET	90 sq m	973 sq ft
Unit A5	LET	76 sq m	817 sq ft
Unit A6	LET	76 sq m	821 sq ft
Unit A7	Available	92.71 sq m	998 sq ft

Not to Scale. For identification purposes only





## PHASE B

Unit B1	90 sq m	968 sq ft
Unit B2	90 sq m	968 sq ft
Unit B3	90 sq m	968 sq ft
Unit B4	54 sq m	579 sq ft

The areas have been calculated from current Architect's plans and are approximate. Areas are subject to change during construction and may be configured differently to meet specific occupier's requirements.



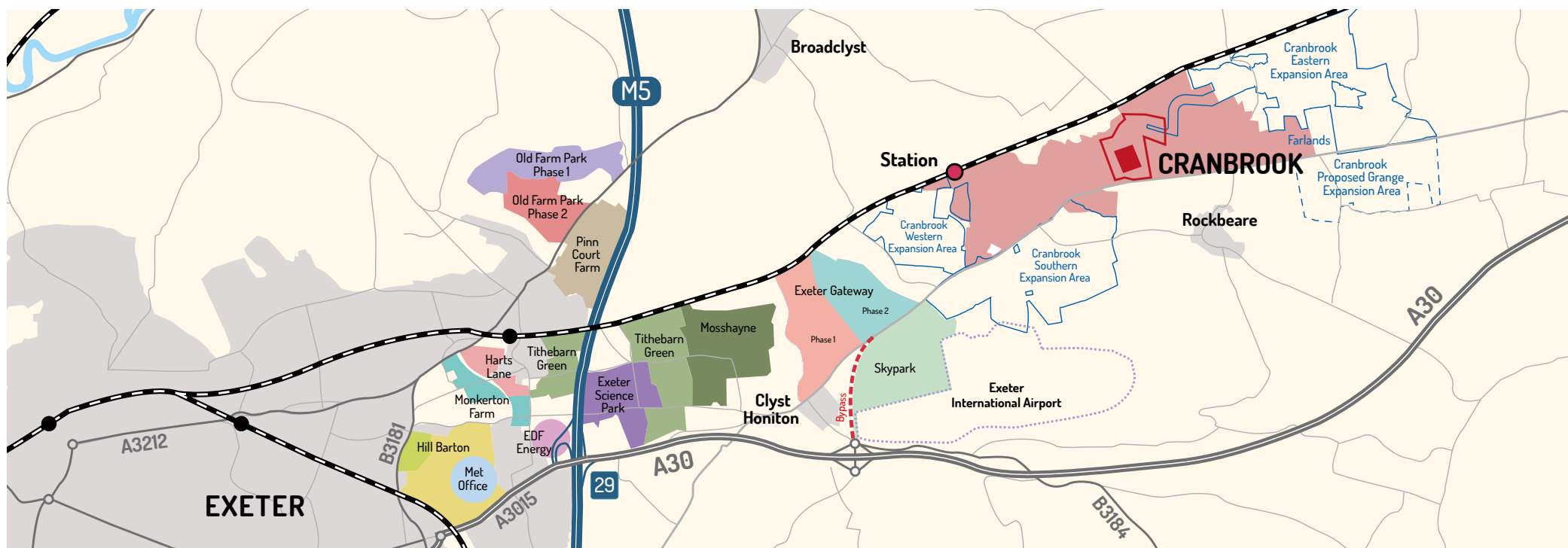
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# CRANBROOK LOCATION

Cranbrook is a new town on the outskirts of Exeter which has seen continual growth since its launch in 2012 and has now become a thriving community in its own right. Cranbrook is ideally placed for reaching surrounding towns and cities.

For commuters, it has its own railway station to connect the town to Exeter, Bristol and London. For those preferring to drive, Cranbrook is close to the M5 with great connections via London Road/Honiton Road (A30) to Exeter and motorway links to Plymouth and London.





# TERMS

## Tenure

Leasehold.

## Terms

New leases available. Details upon request.

## Planning

Cranbrook development has received approval of the reserved matters for the Supermarket Day Nursery and High Street comprising 11 retail units to comprise A1, A2, A3, A4, A5 uses (now recognised as falling within Class E) along with 26 residential apartments

## Rating

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any relief that may be available. Further information is also available on the Government website.

## Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required. We are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. A form will be sent to the proposed tenant/purchaser once terms have been agreed.

## Energy Performance

Energy Performance Asset Rating: TBC.

## VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

## Phase A

Unit Number		Sq m	Sq ft	PA
Unit A1	LET	53	570	£14,250
Unit A2	LET	94	1,015	£25,375
Unit A3	LET	94	1,008	£25,200
Unit A4	LET	90	973	£24,325
Unit A5	LET	76	817	£20,425
Unit A6	LET	76	821	£20,525
Unit A7	Available	92.71	998	£24,950

## Phase B

Unit B1	90	968	-
Unit B2	90	968	-
Unit B3	90	968	-
Unit B4	54	579	-



## CONTACT

For further information please contact.



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