

TO LET

Attractive Lock-Up Retail Premises

36b Magdalen Road, St Leonards, Exeter EX2 4TD



- 94 sq.ft (8.7 sq.m)
- Highly regarded residential area of St Leonards
- Independent and boutique retailers close by
- £5,500 pax



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Location

Magdalen Road is located on the edge of the highly regarded residential area of St Leonards. The premises are situated within this long-established and sought after neighbourhood retail parade serving both the local community and customers who travel from further afield to enjoy the diverse range of goods and services on offer. The premises are adjacent to The Grocer on the Green and 2 Inns Coffee Shop. Close by are a range of popular independent and boutique retailers, a wine merchant, tapas bar, artisan bakery, cafés and restaurant businesses and estate agents. Magdalen Road has a one-way traffic system making the area pedestrian and cycle friendly, with widened pavements to accommodate outside dining during the warmer months. There are eight on street parking spaces close to the premises and Magdalen Road Car Park, (213 spaces), a short walk away.

Description

This attractive and cosy lock-up retail unit may be the smallest in Exeter, but what it lacks in space it more than makes up for in character and location!

These bijou retail premises have been occupied by a variety of businesses over the years including a hair salon, "The Grocer on the Green" who has expanded and moved into the adjacent unit and most recently by MAP, a maker business specialising in making new clothes from recycled fabrics and selling complementary artisan products as well as sharing the space with other makers and creatives. This traditional retail unit benefits from a three-quarter glazed frontage with an offset and part glazed substantial entrance door. There is a retractable canopy above the shop display window (*please see separate note*) which offers shelter for potential customers and a valuable advertising opportunity for the business.

The premises have average dimensions of approximately 3.98m (13') by 1.72m (5'7") with a good ceiling height, white emulsion walls and an attractive hardwood floor.

The good degree of natural daylight is supplemented by spotlights affixed to the ceiling, power sockets and a Dimplex electric heater fitted adjacent to the front door. At the rear of the shop there is a handwash basin and a single WC. This area extends to 1.40 sq.m (15 sq.ft).

The accommodation can be summarised as follows. The areas stated are the approximate net internal areas using average dimensions.

Accommodation	Sq ft	Sq m
Retail	94	8.70
WC / Store	15	1.40
Total Retail Area	94	8.70

Services

Mains water, drainage and electricity are connected. None of the services or installations have been tested by the agents.

Retractable Canopy & Shop Fittings

A new retractable canopy was installed in 2022 at a cost of approximately £1,300. It is plain and has no business name on it. The current tenant bought this from the previous occupier. In addition to this, there are various useful and attractive fixtures and fittings available to purchase from Pamela Ramirez the owner of MAP (please see further information below).

Business Rates

Rateable Value: £4,650 (from 1st April 2026).

Description: Shop and Premises.

We recommend that any interested party make their own enquiries with the Valuation Office Agency at: <https://www.gov.uk/find-business-rates>

Energy Performance Certificate

The energy performance certificate rating is C69. The full certificate and recommendations can be provided on request.

Tenancy

The premises are available on a new Internal Repairing and Insuring lease for a term of six years with an upwards only open market rent review at the end of the third year of the term. The lease will be excluded from the security of tenure provisions contained within the Landlord & Tenant Act 1954.

A new lease will be available from 1st July 2026.

Rent

The initial rent will be £5,500 per annum exclusive and payable monthly in advance by bank standing order.

Rent Deposit

The tenant to pay a deposit of £500 to the landlord. This will be returned to the tenant when it vacates provided it has complied with the terms of the lease.

VAT

VAT is not payable on the rent.

Acquiring the Retracting Canopy & Current Tenant's Fixtures and Fittings

As stated above, the retractable canopy and various useful and attractive fixtures and fittings are available to purchase from Pamela Ramirez, the owner of MAP at a cost of £900. This transaction would be dealt with directly between the current tenant and the new occupier. Further information including details and photographs can be provided on request.

Legal Costs

The incoming tenant will contribute £500 towards the cost of the new lease being prepared by the landlord's solicitor.

Viewing

Strictly by appointment with the sole agents, Bruton Knowles.

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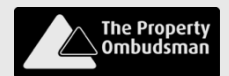
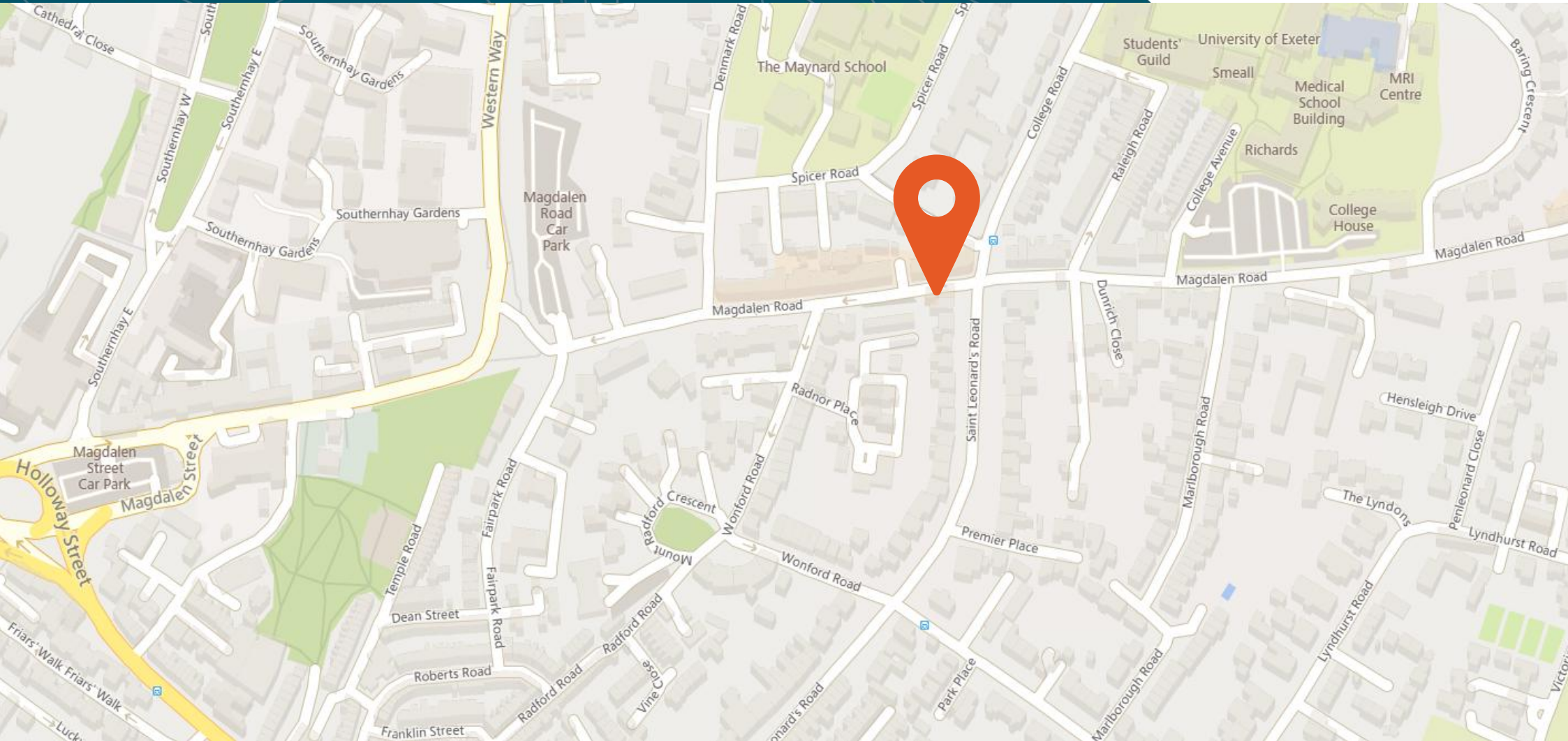
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