

# TO LET

## Prominent Retail Premises with Parking



### 1A Buddle Lane, St Thomas, Exeter, EX4 1JG

#### Location and Description:

Buddle Lane is prominently situated on a busy road near to the junction with Cowick Street and Exwick Road, the former is a main arterial road that leads to the City Centre. There are a variety of local independent retailers in close proximity and a large residential population in this area. Bowhill Primary School is situated nearby, there is a bus service and on street car parking available adjacent, along with a range of amenities available in Cowick Street.

This lock-up shop premises previously traded as a local convenience store, and the retail area extends to 594 square feet (55.20 square meters). The rear lobby (with sink) provides access to a toilet facility. There are up to two off road parking spaces available to the front of the premises, which can also be used for loading and unloading.

The shop has a modern double glazed frontage and would suit a variety of retail uses (providing they fall within Retail Class A1).

A basement store comprising 183 square feet (17.02 square meters) may also be made available to a prospective tenant if required.

A variety of fixtures, fittings and convenience store equipment can be included if required – further details are available from the Agents on request.

**Business Rates:**

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

Rateable Value:	£5,800
Rates Payable for 2011 / 2012:	£2,511

It is possible that the rates payable may be lower than the figure indicated above if the tenant qualifies for Small Business Relief. Applicants are advised to contact the Valuation Office Agency (VOA) for further rating details.

**Terms:**

The shop is available on a new Contributory Full Repairing and Insuring Lease on terms to be agreed.

**Rent:**

£9,500 per annum exclusive.

**VAT:**

If applicable, payable at the standard rate.

**Energy Performance Certificate (EPC):**

An EPC has been requested for this property and further details are available on request.

**References:**

Financial and accountancy references may be sought from any prospective tenant prior to agreement.

**Legal Costs:**

Each party to bear their own legal costs incurred with the transaction.

**Viewing:**

For further information, or to view the premises, please contact Mark Beskeen at Haarer Goss.

Haarer Goss

17 Barnfield Road

Exeter

EX1 1RR

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**Location Plans – 1A Buddle Lane, St Thomas, Exeter**

