

TO LET

Prominent Shop Premises in Popular St Leonards



69 Magdalen Road, Exeter, EX2 4TA

Location:

Magdalen Road is located on the edge of the highly sought after residential area of St Leonards. The premises are situated in a thriving retail area serving both the local community and customers who travel from further afield for the specialist services on offer. The property lies next door to Lloyds Pharmacy and opposite Gibson's Plaice fishmonger, and the Sandwiche Inn.

Description:

The premises are situated in a prominent retail position with double frontage to Magdalen Road. The retail accommodation extends to 438 square feet (40.68 square metres) together with three rear storage areas totalling 119 square feet (11.01 square metres). There is also a rear kitchen / staff room extending to 68 square feet (6.33 square metres) and a toilet facility. A door leads to a small attractive enclosed courtyard garden.

The shop premises come onto the market for the first time in almost nine years following the relocation of the current tenant. The premises would suit a variety of retail uses (providing they fall within Use Class A1 Retail), or other uses (subject to planning).

Accommodation:

The accommodation can be summarised as follows:
(Average dimensions were taken and all areas are approximate)

Accommodation	Imperial (sq.ft)	Metric (sq.m)
Retail Area	438	40.68
Store 1 (current changing room)	52	4.81
Store 2	34	3.12
Store 3	33	3.08
Kitchen / Staff Room	68	6.33
Toilet	--	--
TOTAL	625	58.02

Lease Terms:

The premises are available on a new Full Repairing and Insuring lease for a term to be negotiated.

Rent:

£15,250 per annum exclusive.

Business Rates:

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

Rateable Value: £15,250
Rates Payable for 2020 / 2021: £7,609.75

VAT:

We understand that VAT is not applicable.

Legal Costs:

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

Energy Performance Certificate (EPC):

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

Asbestos Regulations:

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and / or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Haarer Goss and accordingly we recommend you obtain advice from a specialist source.

Money Laundering Regulation Compliance:

In order to comply with UK Money Laundering Regulations 2017, Haarer Goss will require any purchaser of a freehold or leasehold interest in a property which it is marketing to provide proof of identity and any other required documents.

Viewing:

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

Haarer Goss
17 Barnfield Road
Exeter EX1 1RR
☎ (01392) 251171 or email: enquiries@haarergoss.co.uk

IMPORTANT: MISREPRESENTATION ACT, 1967. Messrs. Haarer Goss, for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract; (2) All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Haarer Goss or the vendors or lessors; (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact; (4) Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; (5) The vendors or lessors do not make or give, and neither Messrs. Haarer Goss nor any person in their employment has, authority to make or give any representation or warranty whatever in relation to this property; (6) Messrs. Haarer Goss cannot hold themselves responsible for travelling expenses, etc., should properties be let, sold or withdrawn. Date: June 2020.

Location Plans – 69 Magdalen Road, Exeter

