



To let

Former Carpetright, Liverton Business Park, Salterton Road, Exmouth, Devon, EX8 2NR

Viewing by prior appointment with
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Prominent detached retail warehouse

Visible off Salterton Road within the very busy Liverton Business Park

Overall ground floor approx: 5,026 sq ft / 467.1 sq m

Potential to install additional mezzanine if required

17 front car parking spaces

Consideration can also be given to potential leisure uses, subject to planning and covenant strength

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Location

Exmouth, which has a resident population of in the region of 38,000 is a popular coastal town which has seen considerable residential development over the last 20 years or so. Some 13 miles south of Exeter via the A376, Junction 30 of the M5 motorway is approximately 9 miles away. Budleigh Salterton is also nearby.

Exeter Airport is approximately 12 miles away and there are local rail links from Exeter to the main line via Exeter St David's, approximately 30 minutes away.

Description

The former Carpetright premises is located towards the front of the Liverton Business Park and occupies a highly visible position backing onto Salterton Road.

The very successful Liverton Business Park is owned and managed by Clinton Devon Estates and provide high quality retail, trade counter, industrial, warehouse and office space across a wide variety of sectors.

Pets at Home occupy premises one side with The Range being on the other side. In addition, Halfords, Home Bargains, Topps Tiles and McDonalds are all in close proximity.

Features of the property include the following:-

- Modern detached building of 5 bay steel portal bay construction with brickwork elevations to lower levels and insulated cladding above.
- 17 exclusive car parking spaces at the front.
- Double sliding personnel doors to the front with showroom windows either side.
- Ability to provide full mezzanine if required (subject to building regulations approval and planning consent if required).
- Kitchenette and rear staff w/c facilities.
- Suspended ceiling with recessed fluorescent lighting to the front part of the store.
- Fluorescent lighting to rear
- Reznor gas heater to main warehouse area.

Accommodation

(All dimensions and areas are calculated on an approximate gross internal basis).

Overall

54'9" x 91'9" (5,026 sq ft)
16.7m x 27.97m (467.1 sq m)

NB: The agents are happy to quote terms to include any additional mezzanine floor space required; further information upon request).

Services

Three phase electricity, water, drainage and gas are all connected.

Terms

A new fully repairing and insuring lease is available on terms to be negotiated at an initial annual rental of **£75,000 per annum exclusive**.

Service Charge

In addition to the above rental, a proportional service charge towards the landscaping and estate management of the common areas will also be payable and this is currently running at in the region of £2,200 per annum. Buildings insurance is also payable currently amounting to approximately £1,100 per annum although please note these figures are for guidance purposes only and might alter dependent upon the use of the premises and whether a mezzanine is fitted or not.

Energy Performance Certificate (EPC)

An Energy Performance Certificate has been issued and the assessment is B (37).

Business Rates

We are informed by the Valuation Office Agency web site of the following assessment:-

Rateable value: £47,250
Rates payable 2018/19: £22,680

VAT

All figures within these particulars are subject to the addition of VAT at these statutory rate.

Legal Costs

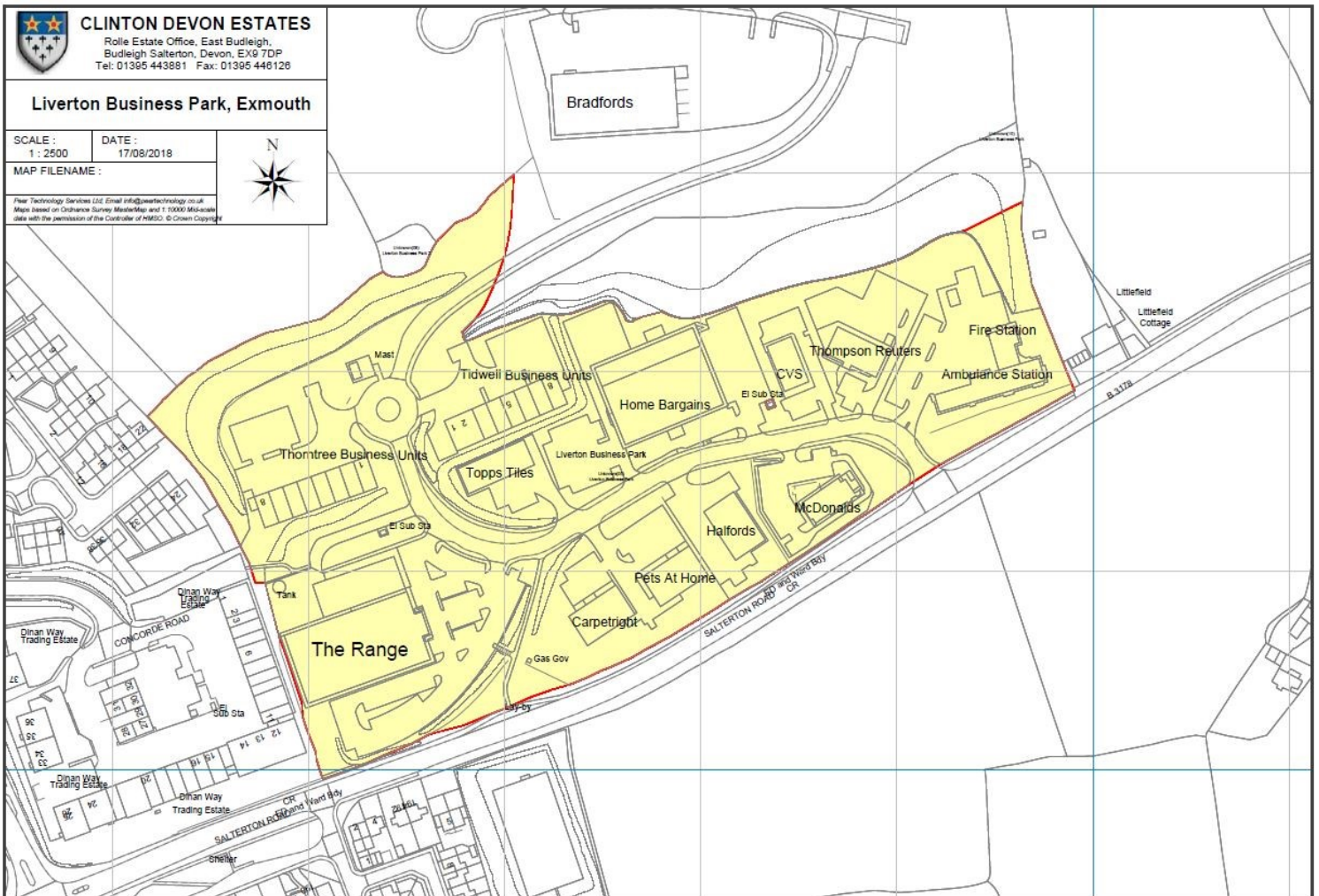
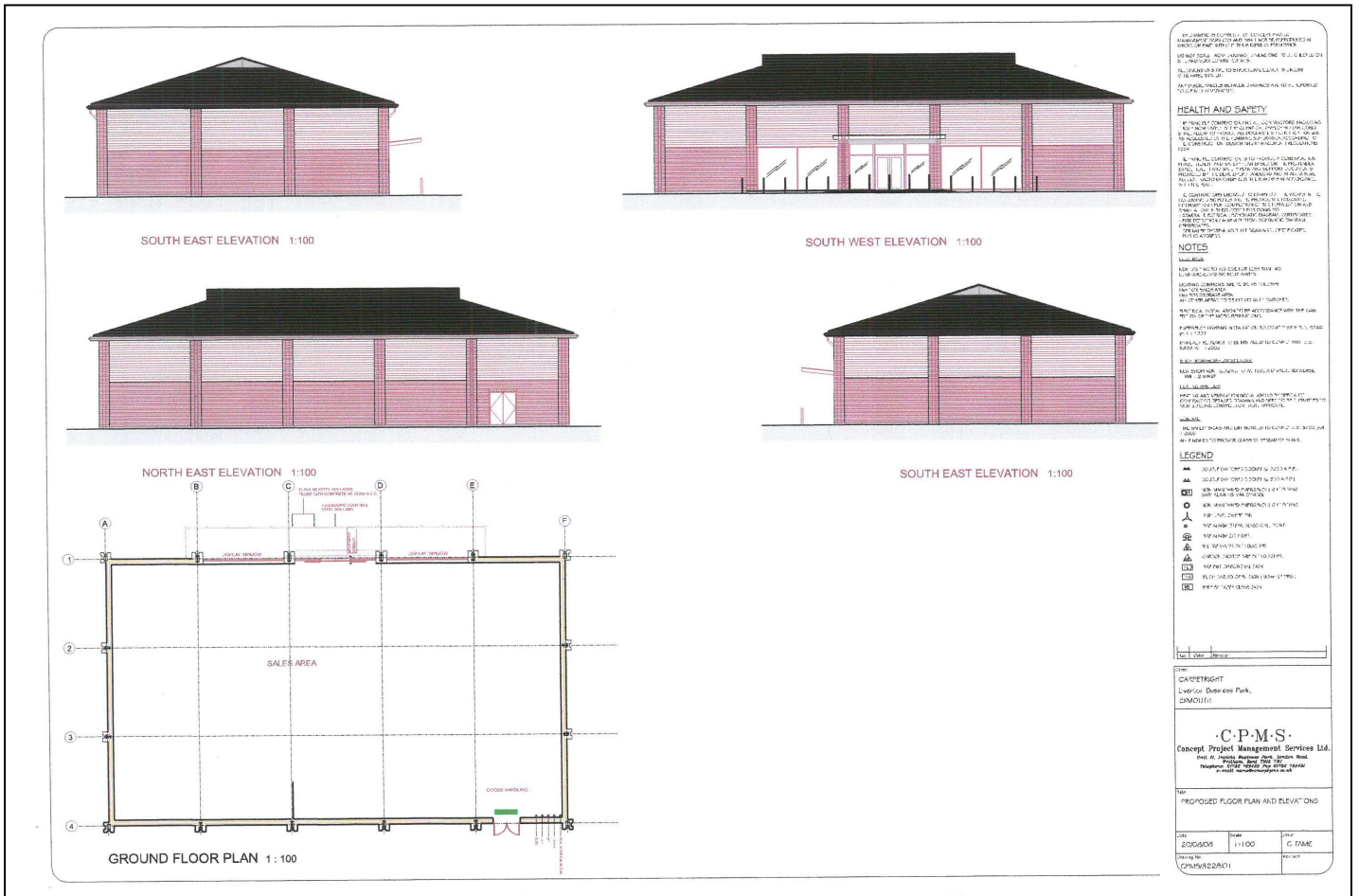
The parties are to be responsible for their own legal costs incurred in this transaction.

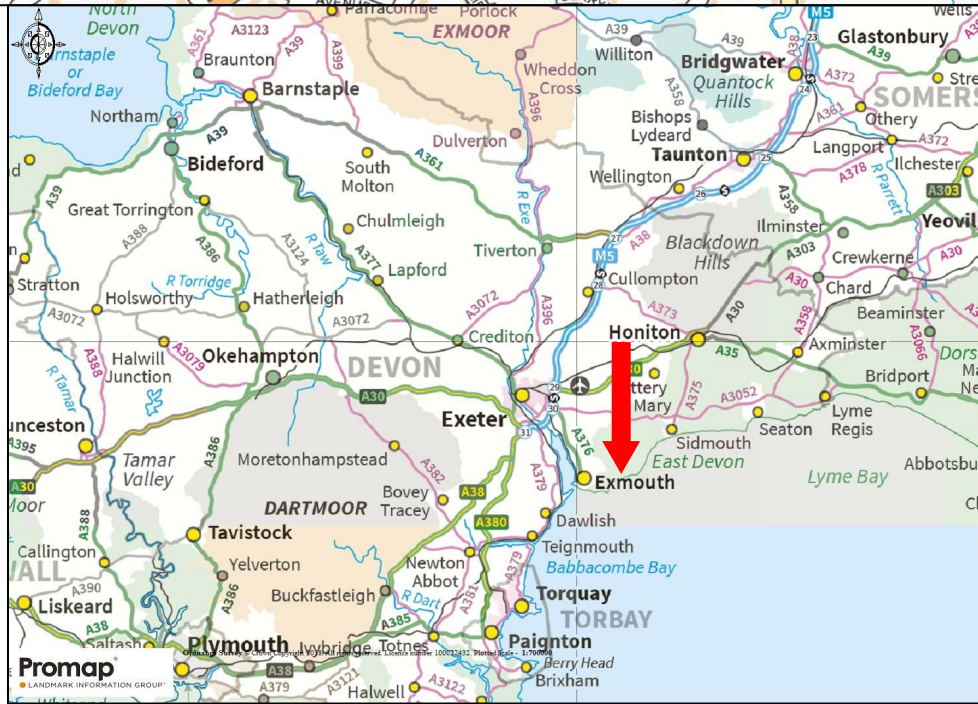
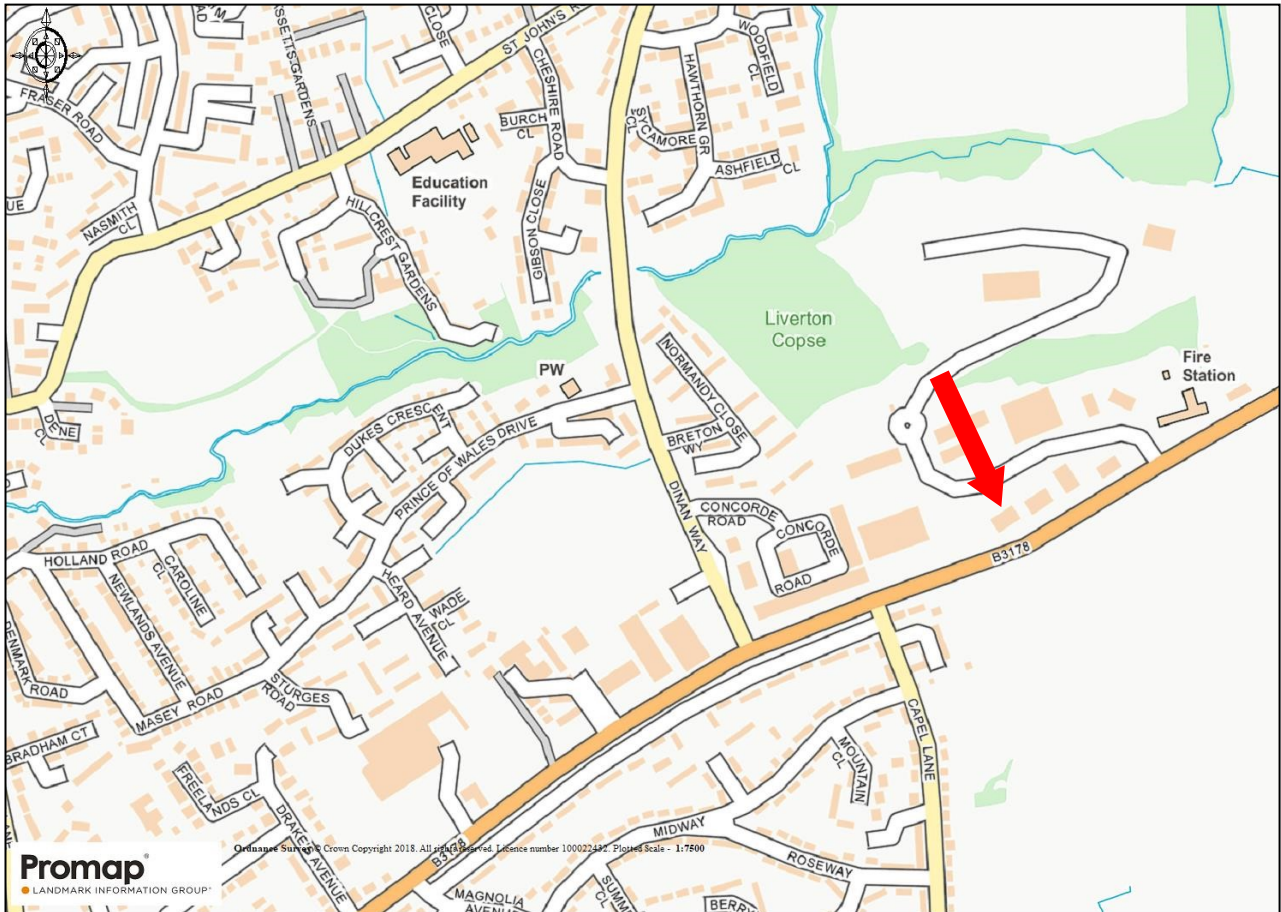
Viewing & Further information

Strictly by appointment through the sole agents:

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