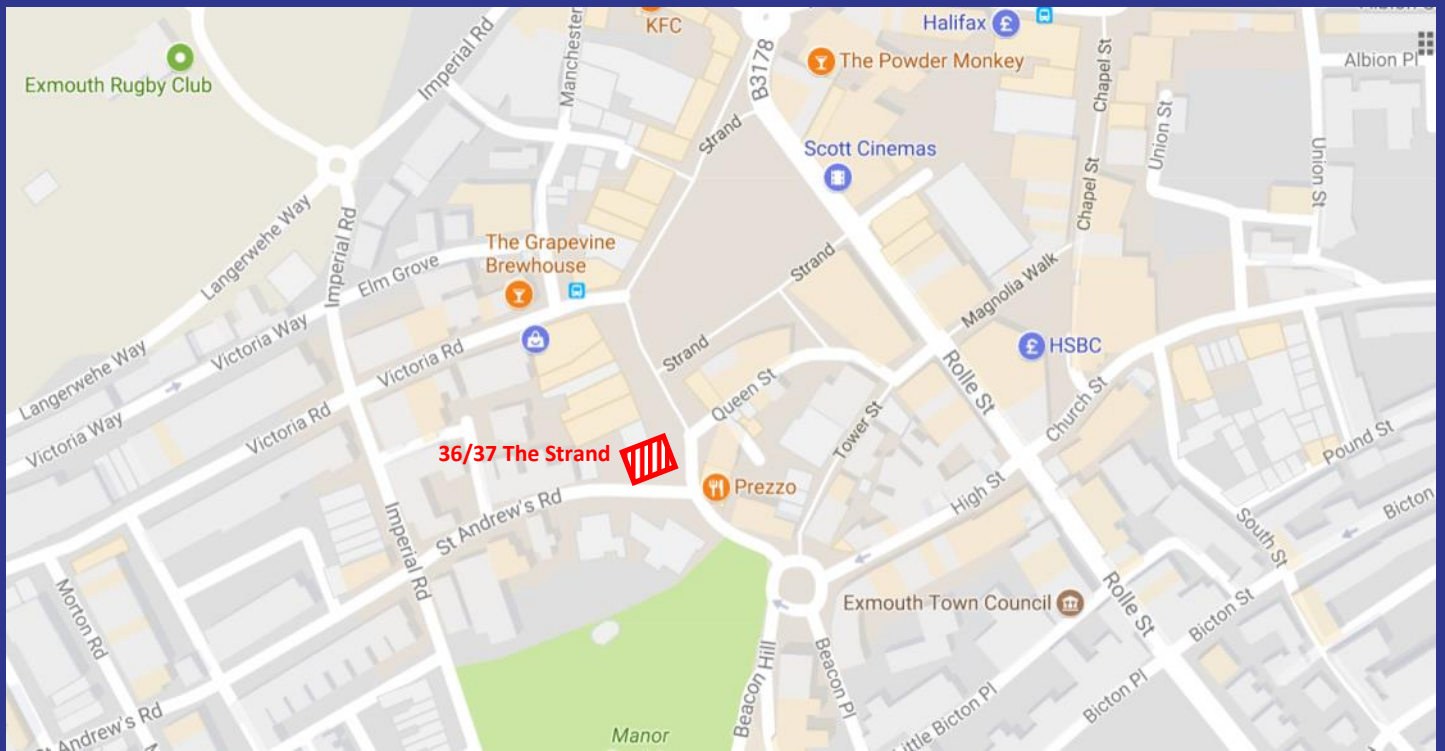


**36-37 THE STRAND  
EXMOUTH, EX8 1AQ  
CHARACTER RETAIL/RESTAURANT  
PREMISES TO LET**



- Redeveloped, character listed property
- Landmark building situated on The Strand
- Many complimentary traders close by including Prezzo
- Circa 257 m2 / 2766 Sq Ft GIA on the ground floor (may split)
- Attractive shop front and glazed return frontage



## SITUATION

Exmouth is a port and busy seaside resort on the East Devon coast, sited at the mouth of the River Exe. In 2011, Exmouth town area had a population of 47,800 which has grown by 5.41% in the past 10 years.

In addition to its substantial summer tourism trade, Exmouth is the regional centre for leisure industries, particularly water sports such as sailing, jet-skiing and wind surfing. The Exe estuary is a site of specific scientific interest (SSSI) with a large part of the estuary lying within a nature reserve. The town marks the western end of the Jurassic coast world heritage site, which stretches eastwards along the coast to Poole, in Dorset.

Exmouth is the largest urban area within East Devon and serves as a commuter town for the cathedral and university city of Exeter, 13 miles north west, to which it has good transport links by car, train and bus.

The town's seafront, expansive sandy beaches, and estuary location make it a popular holiday destination, with population numbers increasing dramatically during the summer months as would be expected of one of Devon's top coastal destinations.

## THE PROPERTY

36-37 The Strand is a character, Listed building in the centre of Exmouth close to many multiple retailers, restaurants and pubs. A comprehensive redevelopment



and refurbishment will be completed in spring 2018 to provide a ground floor restaurant/retail unit and seven residential apartments.

This is a landmark building, situated on The Strand, the public square in the centre of town. The property is located opposite *Prezzo* and between *Exmouth Town Hall* and one of the town centre's most popular pub/restaurants, *The Merchant* (Stonegate Pub Company).

The redevelopment and refurbishment will provide a ground floor unit circa 257 m<sup>2</sup> / 2766 sq ft gross internal area, with attractive shop frontage and glazed return frontage allowing plenty of natural light through dual aspects. Our clients may consider proposals to split the ground floor into two units, subject to any necessary planning and Listed Building consents.

### LEASE

A new lease is available on the property on an FRI basis subject to 5 yearly upward only rent reviews.

### RENT

£50,000 per annum exclusive.

### BUSINESS RATES

The Rateable Value of the property as a shop and premises in the 2017 Rating List is £28,000. However, this assessment was prior to refurbishment and was based on a the whole building with a total floor area of double the size of the new unit. We would therefore expect the RV to be reduced on re-assessment.

### SERVICES

We are advised that all main services will be connected.

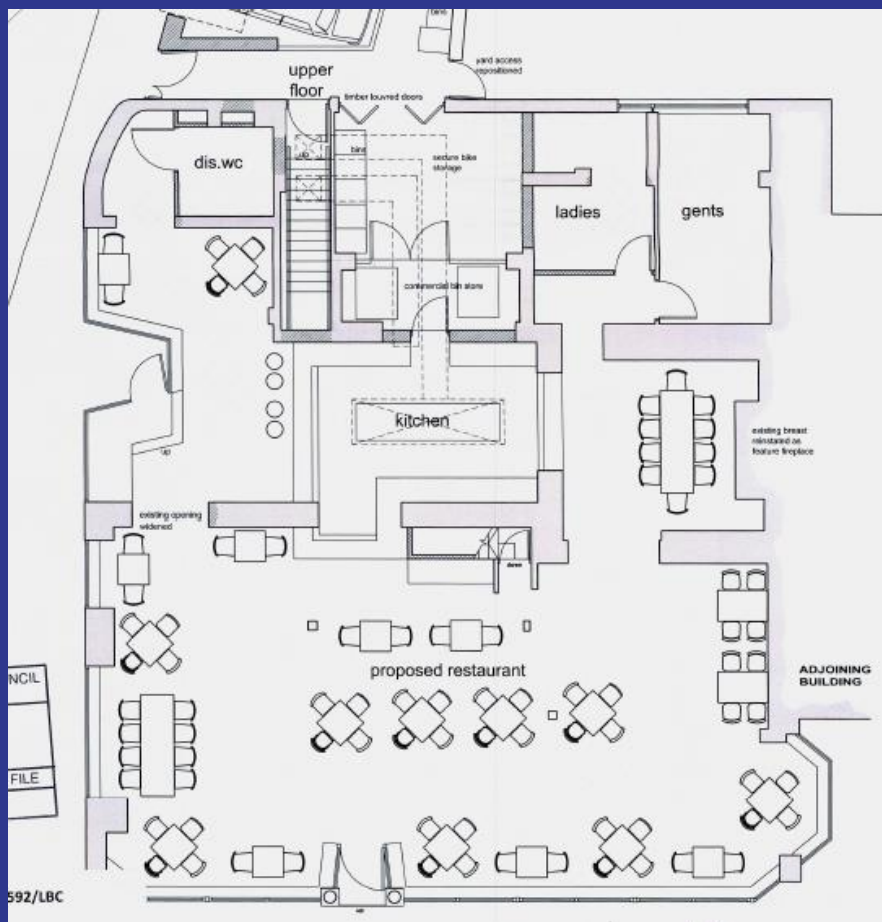
### VIEWING

For viewing details and any other information please contact:

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