

EXETER

SHOP PREMISES
(PLUS VACANT 3 BED MAISONETTE)

TO LET

649 FT² / 60.32 M²
(GROUND FLOOR RETAIL)



358 PINHOE ROAD, EXETER, DEVON, EX4 8AJ

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LOCATION

Exeter, university and cathedral city with a resident population circa 130,000, is situated adjacent to the M5 Motorway some 36 miles north east of Plymouth and 65 miles south east of Bristol. The city is well connected to the motorway and British Rail networks. Pinhoe is a residential suburb situated to the north east of the city centre.

The subject property comprises part of a busy local parade fronting the Pinhoe Road, the main arterial route into the city centre from the north east. Traders include local needs retailers including post office, convenience store, hairdressers and green grocers.

DESCRIPTION

The property comprises a mid-terrace three storey building constructed in the 1960s and provides a good sized retail showroom at ground floor level, plus a three bedroom maisonette at first and second floors above, with independent access from the rear. The ground floor is currently arranged as a front showroom area with rear storage and WC. Servicing is through the frontage. Limited on street parking is available outside. A garage is included with the property.

The property has established A1 (Retail) use, and offers potential for most retail trades. Interested parties should make enquiries to Exeter City Council Planning Department.

FLOOR AREAS

	m ²	sq ft
Ground floor – Sales Area/Ancillary	60.32	(649)
First Floor } Residential Maisonette comprising		
Second Floor } kitchen, lounge, 3 bedrooms, bathroom		

LEASE TERMS & RENT

The property is offered to let on a new full repairing and insuring lease subject to three yearly rent reviews.
The commencing rental under the new lease shall be £18,000 per annum exclusive

[The maisonettes within this parade have historically achieved £650.00 per month, let on assured shorthold tenancies]

RATES & ENERGY PERFORMANCE

Commercial 2017 Rating List: **Shop & Premises RV£9,800**
The maisonette is assessed for Council Tax **Band B**

For further details of Rates and Council Tax payable please contact Exeter City Council.

Energy Performance Certificate (Commercial): **Band D**
Energy Performance Certificate (Residential): **Band E**

LEGAL COSTS

Each party shall be responsible for their own legal and professional costs incurred in the transaction.

FURTHER INFORMATION AND VIEWING

Please contact David White at this office:

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