www.sarah-dunn.co.uk
SARAH-DUNN & Co.

"A Business Built Upon Recommendations!"









74B Exeter Road, Exmouth, EX8 1PZ

£7,950 Per annum

NEW TO MARKET THIS AFTERNOON WITH SARAH DUNN & CO RESIDENTIAL (LTD) - COMMERCIAL LET * EXETER ROAD EXMOUTH * £7,950 PER/ANNUM (BUSINESS RATES EXEMPT). Professional portfolio landlord so security of tenure long or short term secure ! Large retail/office/shop with significant internal display areas * Double fronted significant window display * * Kitchen * Toilet & cloakroom. VERY BUSY CENTRAL POSITION in Exmouth Town centre.** FRI Lease ** No business rates (subject to eligibility for SBRR) 7 M FRONTAGE ** 650 sq F retail area with double doors with disabled ramp access ** good size rear store and kitchen with Wc and staff room area ** EPC BAND - D

LOCATION





EXETER ROAD is set in an easily accessible and prestigious location within close proximity of Exmouth's wonderful Sandy beach in the popular town of Exmouth. Exmouth is situated on the South Coast of East Devon, where the River Exe meets the sea. Exmouth itself is a traditional resort with promenade, elegant Georgian architecture and a bustling centre. The town offers a diverse selection of shops, places to eat and activities for all age groups. Exmouth has also recently enjoyed the benefit of a brand new Marks & Spencer's food hall. There is top quality water sports such as wind surfing and kite surfing and fantastic routes for cycling and walking. The town has a two mile sandy beach and popular marina as well as a train station with a direct line to Exeter. Exeter Airport also gives a direct route to London City Airport via Flybe airlines. There is reputable schooling for all ages plus a private school. The Cathedral City of Exeter is only 11 miles away with the M5 motorway close by.

GENERAL DESCRIPTION



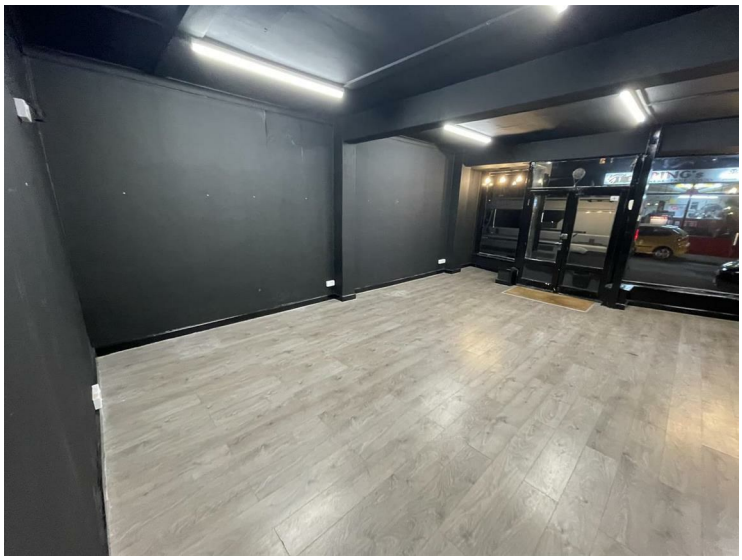
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Perfect for a small business expansion. National brand * * Parking directly outside. ACCOMPANIED VIEWINGS ARE ALWAYS AVAILABLE SEVEN DAYS A WEEK. Best wishes - Sarah Dunn - 01395 720022 sarah@sarah-dunn.co.uk www.sarah-dunn.co.uk www.zoopla.co.uk

INTERNAL PHOTOGRAPH



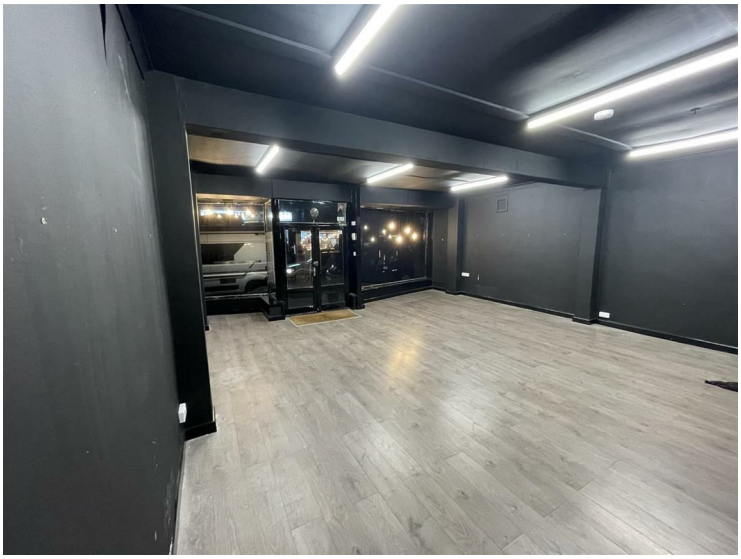
INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



REAR STAFF AREA/STORAGE
15'6" x 5'0" (4.72m x 1.52m)

KITCHEN

CLOAKROOM/WC

EXMOUTH SEAFRONT



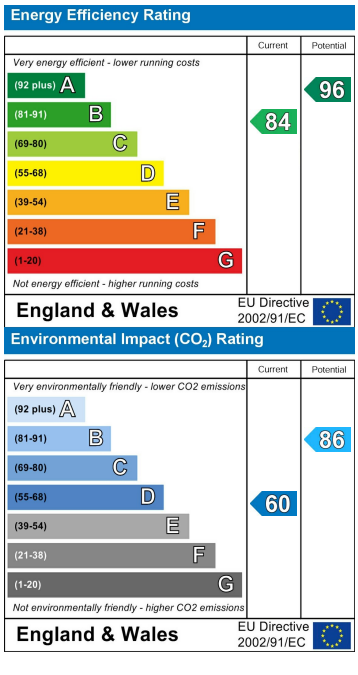
EXMOUTH HARBOUR



ACCOMPANIED VIEWINGS ALWAYS AVAILABLE SEVEN DAYS A

We hold the keys to this property at the offices of Sarah Dunn & Co Estate Agents and viewings are always available SEVEN DAYS A WEEK. 01395 720022.





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