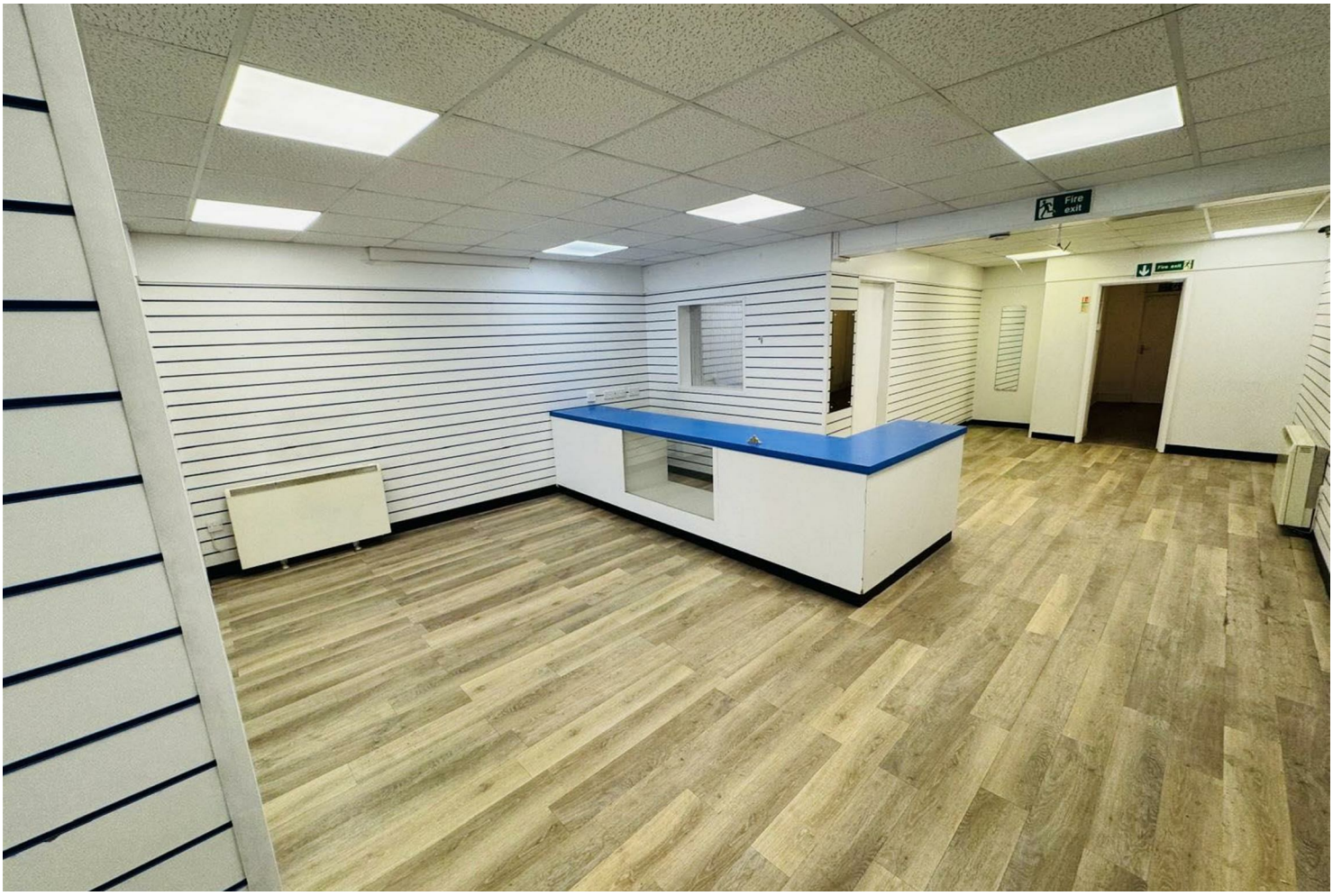
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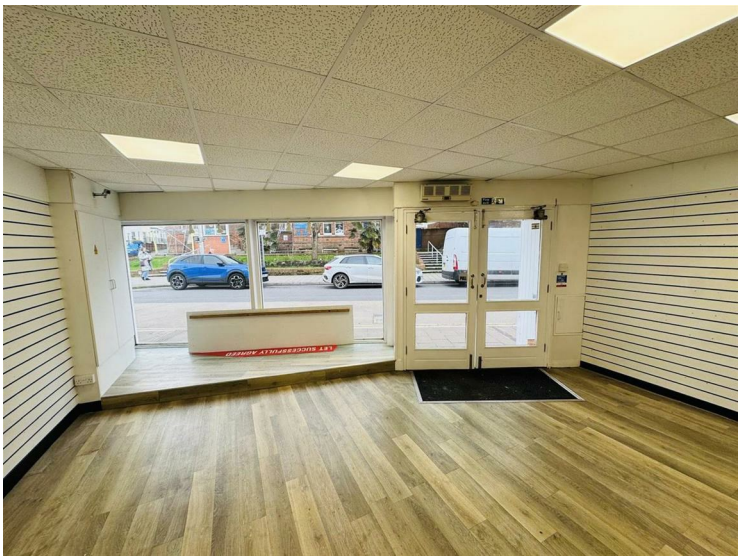


37 Exeter Road, EXMOUTH, EX8 1PT

£11,600 Per annum

COMMERCIAL LET * EXETER ROAD EXMOUTH * £11,600 PER/ANNUM . 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 * Large rear storage area ** further external rear area with vehicular and pedestrian access ** front area c. 49'3" x 18'3" ** Rear storage room c. 29'0" x 12'6" ** kitchen c.15'4" x 11'2" ** VERY BUSY CENTRAL POSITION in Exmouth Town centre.** FRI Lease ** good size rear store and kitchen with Wc and staff room area ** On the main arterial road pedestrian and vehicular into the Town. Close to Costa Coffee and other national commercial brand outlets. Lots of options available. Perfect for a small business expansion. National brand *

GENERAL DESCRIPTION



NOW VACANT ** NEWLY REDECORATED AND READY TO GO !! ** COMMERCIAL LET * EXETER ROAD EXMOUTH * £11,600 PER/ANNUM. 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 * Large rear storage area ** further external rear area with vehicular and pedestrian access ** front area c. 49'3" x 18'3" ** Rear storage room c. 29'0" x 12'6" ** kitchen c.15'4" x 11'2" ** VERY BUSY CENTRAL POSITION in Exmouth Town centre.** FRI Lease ** good size rear store and kitchen with Wc and staff room area ** sarah@sarah-dunn.co.uk www.ZOOPLA.co.uk www.OnTheMarket.co.uk www.primelocation.com www.sarah-dunn.co.uk Close to the school and library and on the main arterial road pedestrian and vehicular into the Town. Close to Costa Coffee and other national commercial brand outlets. Lots of options available. Perfect for a small business expansion. National brand * * Parking directly outside. ACCOMPANIED VIEWINGS ARE ALWAYS AVAILABLE SEVEN DAYS A WEEK ** 01395 720022 sarah@sarah-dunn.co.uk

LOCATION





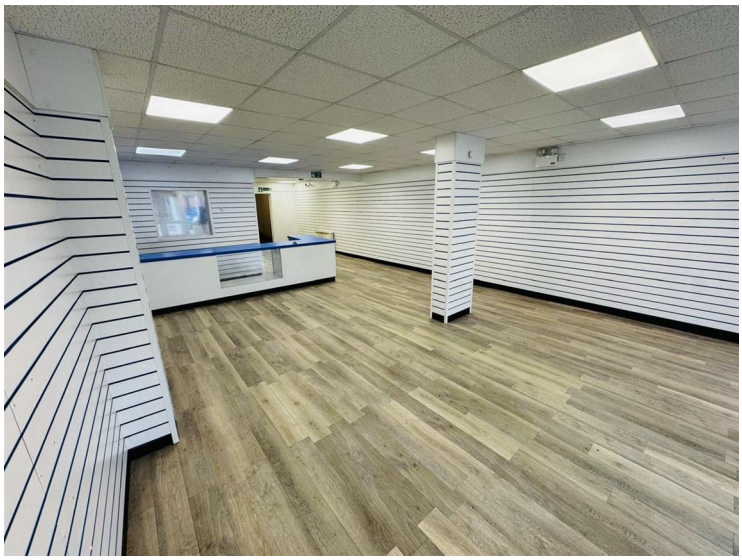
EXETER ROAD is set in an easily accessible and prestigious location within close proximity of Exmouth's wonderful Sandy beach in the popular town of Exmouth. Exmouth is situated on the South Coast of East Devon, where the River Exe meets the sea. Exmouth itself is a traditional resort with promenade, 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.

LOCATION



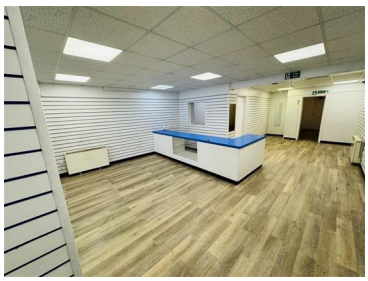
LARGE FRONT AREA

49'3" x 18'3" approx (15.01m x 5.56m approx)



LARGE FRONT AREA





REAR STORAGE AREA
29'0" x 12'6" approx (8.84m x 3.81m approx)



REAR STORAGE AREA



KITCHEN
15'4" x 11'2" approx (4.67m x 3.40m approx)



CLOAKROOM/WC



REAR ACCESS



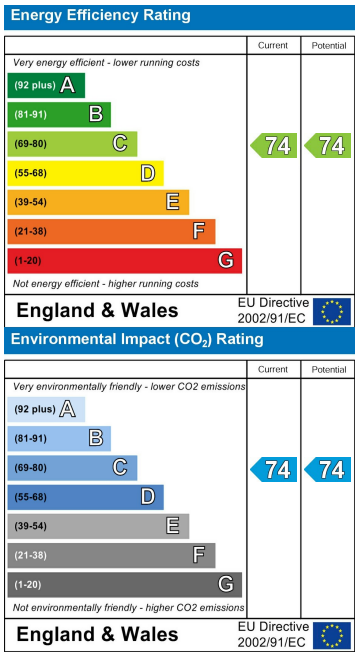
REAR AREA



ACCOMPANIED VIEWINGS AVAILABLE SEVEN DAYS A WEEK

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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