

# Aaron Fox

## FOR SALE

**PROMINENT AND WELL LOCATED RETAIL  
PREMISES IN THRIVING QUAYSIDE LOCATION**

Approximately 45.5 sq.m (490 sq.ft)

**HAVEN ROAD  
EXETER  
DEVON**



A rare opportunity to acquire a new ground floor retail, office or delicatessen premises fronting on to Haven Road opposite the main terracina area in this much sought after residential, commercial and leisure location.

**01392 204303**

Lynx House, Pynes Hill, Exeter, EX2 5JL  
[www.aaronfox.co.uk](http://www.aaronfox.co.uk)

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## SITUATION AND DESCRIPTION

Exeter is a historic Cathedral City and forms the main administrative centre for the County of Devon. Exeter is a University City steeped in history being one of the county's most famous Roman City's with a beautiful medieval cathedral and the historic and vibrant quay side quarter. The Quay has become a prime area for Exeter and it's surrounds to work and play, with a cosmopolitan mix of restaurants, antique shops, cafes and high tech offices. A master plan has been prepared by Exeter City Council for the further development of this area.

Exeter benefits from ease of access to all main trunk roads including the M5 motorway (junctions 29, 30 and 31) and the A38/A380 to Plymouth and Torbay and the A30/A303 dual carriageways to Cornwall and London. The two main line railway stations are within easy walking distance as is the central shopping area including the recently opened Princesshay development. Exeter airport is approximately 8 miles distance with regular national and international flights with Plymouth (approximately 45 miles distant) offering regular ferry crossings to Northern France and Spain.

The property provides on the ground floor a prominent retail premises with large full height glazed windows with central glazed door. To the rear of the property is a small self contained toilet area.

## ACCOMMODATION

Brief details of the accommodation with approximate dimensions are as follows:-

### Retail Unit

Double fronted shop unit with large glazed doors fronting on to Haven Road. Finished to shelf specification ready for purchasers own fit out. Capped services for toilet.

## TENURE

A new 999 year lease, subject to a management agreement and contribution towards the service charge.

Alternatively, a new 6 year FRI lease would be considered with a rent review at the end of the third year.

## SERVICES

Mains water, drainage, gas and electricity are available.

## LEGAL COSTS

Each party to bear their own legal costs for the purchase, with a contribution of £450 plus VAT towards the landlords costs involved in preparing the lease.

## RATES

To be assessed upon completion of the building.

## PLANNING PERMISSION

The property has been granted planning consent for use as a delicatessen (Use Class A3), although we understand that consent for retail premises (A1) and offices and financial services (A2) is available as a permitted change of use. However, we recommend purchasers make their own enquiries of Exeter City Council Planning Department (01392 265223)

## PRICE OR RENT

Offers are invited in the region of £97,500 for a new 999 year lease. Alternatively a rent of £8,500 per annum is sought. VAT will be chargeable upon the purchase price and the annual rent payable. This offers the rare opportunity to acquire a brand new retail premises in this much favoured location.

## VIEWING

Strictly by prior appointment only with the vendors sole agent for the attention of Tony Noon (07831 273148)

# Aaron Fox

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