

# PROMINENT ROADSIDE RETAIL UNIT TO LET

## Exeter

Unit 2, Number 3 Haven Road, Exeter, EX2 8BT



### Location

The property is located on Alphington Road (A377) which runs due south from the city centre (approx. 1/2 mile). There is a small Co-op convenience store and The Salvation Army located adjacent to the premises. The property is located close to the Marsh Barton Trading Estate, Exeter's premier industrial /trade counter location. Exebridges Retail Park (including M&S, TK Maxx and Boots) is opposite.

### Description

The property comprises a modern retail and residential building constructed approx. 14 years ago. The premises is positioned on the ground floor next to The Salvation Army with shared parking behind accessed from Haven Road. The sales area comprises a large open plan layout with dual frontage onto Alphington Road to the front and Haven Road to the rear. The property benefits from carpeted concrete floor and suspended ceiling throughout. The main entrance to the premises is to the rear of the property fronting onto the car park.

### Accommodation

The property comprise the following approximate floor areas:

**Ground Floor** 313 sq m 3,371 sq ft GIA

**Rent**

**On Application**

## SAVILLS BRISTOL

Embassy House, Queens Avenue  
Bristol, BS8 1SB

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## Rates

Rateable Value (2017)	£68,000
UBR (2019/20)	50.4 p/£
Estimated Rates Payable	£34,272

Interested parties are advised to make their own enquiries with the local rating authority to confirm their likely liability.

## Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

## Lease Term

The property is available on a new effectively FRI lease, for a minimum term of 5 years. A service charge will be payable to cover certain costs incurred by the Landlord. Further details on application.

## EPC

Available upon request.

## Viewing & Further Information:

Strictly by prior arrangement only with:

## CONTACT

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