



81 Waterside, The Quay, Exeter, Devon, EX2 8GZ

To let

Viewing by prior appointment
with Jonathan Ling /
George Malaperiman

(01392) 202203

agency@sccexeter.co.uk

Ground floor shop in popular waterfront location

Floor area 805 sq ft / 74.8 sq m

1 allocated parking space

Rates Relief available in current year

To let: £17,500 per annum

Location

Occupies a prominent position on Exeter's quayside with views over the river and Cricklepit Bridge. Retail and leisure businesses on the Quay include, Samuel Jones (St Austell Brewery), Clip 'N' Climb and Rockfish, with other independent traders such as Topsham Brewery, Quayside Café and Crave Restaurant.

Close by there is on street pay-and-display car parking together and a larger pay-and-display car park/coach park.

Description

81 Waterside is a ground floor lock-up shop in corner position with a glazed frontage overlooking the River Exe and Quay.

To the rear of the main sales area there are two further rooms, currently fitted out as salon/treatment rooms with basins, plus a store room, a tea point and an accessible WC. A door at the rear of the shop leads to the parking area where the unit has one allocated space.

The unit is well presented and can be offered with some or all of the current fit-out for use as a hair salon. Free-standing items belonging to the outgoing tenant may be available by way of separate negotiation.

Accommodation

Internal floor area: 805 sq ft / 74.8 sq m.

Lease Terms

This property is available by way of a new lease for a minimum term of 5 years at a rent of **£17,500 per annum**, with inflation-based reviews during the term. All other terms by negotiation.

There is an annual service charge; details on request.

Energy Performance Certificate (EPC)

Assessed in band B.

Business Rates

Rateable value: £13,000.00

Supporting Small Business Rates Relief will apply in the 2026/27 year and limits the rates payable to £800.

VAT

VAT is not chargeable to the rent and service charge.

Rent Deposit

A 3 month rent deposit may be required subject to status.

Legal Costs

Both parties to bear their own legal costs in the transaction. A short form of lease will be used in order to keep legal costs to a minimum.

Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial

Contact: Jonathan Ling
George Malaperiman
Tel: (01392) 202203
Email: jonathan@sccexeter.co.uk
agency@sccexeter.co.uk



Exeter Office

20 Southernhay West, Exeter, EX1 1PR

T: (01392) 202203

E: info@sccexeter.co.uk

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