



**M**

**26-44 CHAPEL STREET**

///print.rates.beam

Exmouth, Devon  
EX8 1HW

Local Occupiers Include

**COSTA**

**MOUNTAIN WAREHOUSE**

**GREGGS**

Superdrug 

**M**

# 26-44 CHAPEL STREET



## DESCRIPTION

The subject property occupies a highly prominent position on the prime section of Chapel Street, in the heart of Exmouth town centre. Nearby national retailers include Boots, Vodafone, Iceland, TG Jones, and The Co-op, ensuring strong footfall throughout the day.

The property directly benefits from its proximity to Exmouth's main shopper car park, located immediately to the rear, providing convenient access for visitors.

## RENT & RATES

Further information on rents, service charge and insurance costs is available on request.

## SERVICES

All mains services are available.

## SERVICE CHARGE & INSURANCE

A service charge is payable – details available on request. The landlord insures the premises and recovers the premium from the tenants.

## TERMS

Units are offered by way of a new lease on an EFRI basis, but the length of lease can be flexible.

## ENERGY PERFORMANCE

Further information available upon request.

## LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

## AML

To satisfy HMRC and RICS guidance, we are required to carry out AML diligence on a tenant. Accordingly, a successful bidder will be required to provide financial information and personal identification where necessary 'Know Your Client' identity checks will be carried out to satisfy AML requirements when Heads of Terms are agreed.

## VAT

VAT is payable on all sums due to the landlord under the terms of the lease.



**21,724 sq.ft**

Total development



**print.rates.beam**

What Three Words

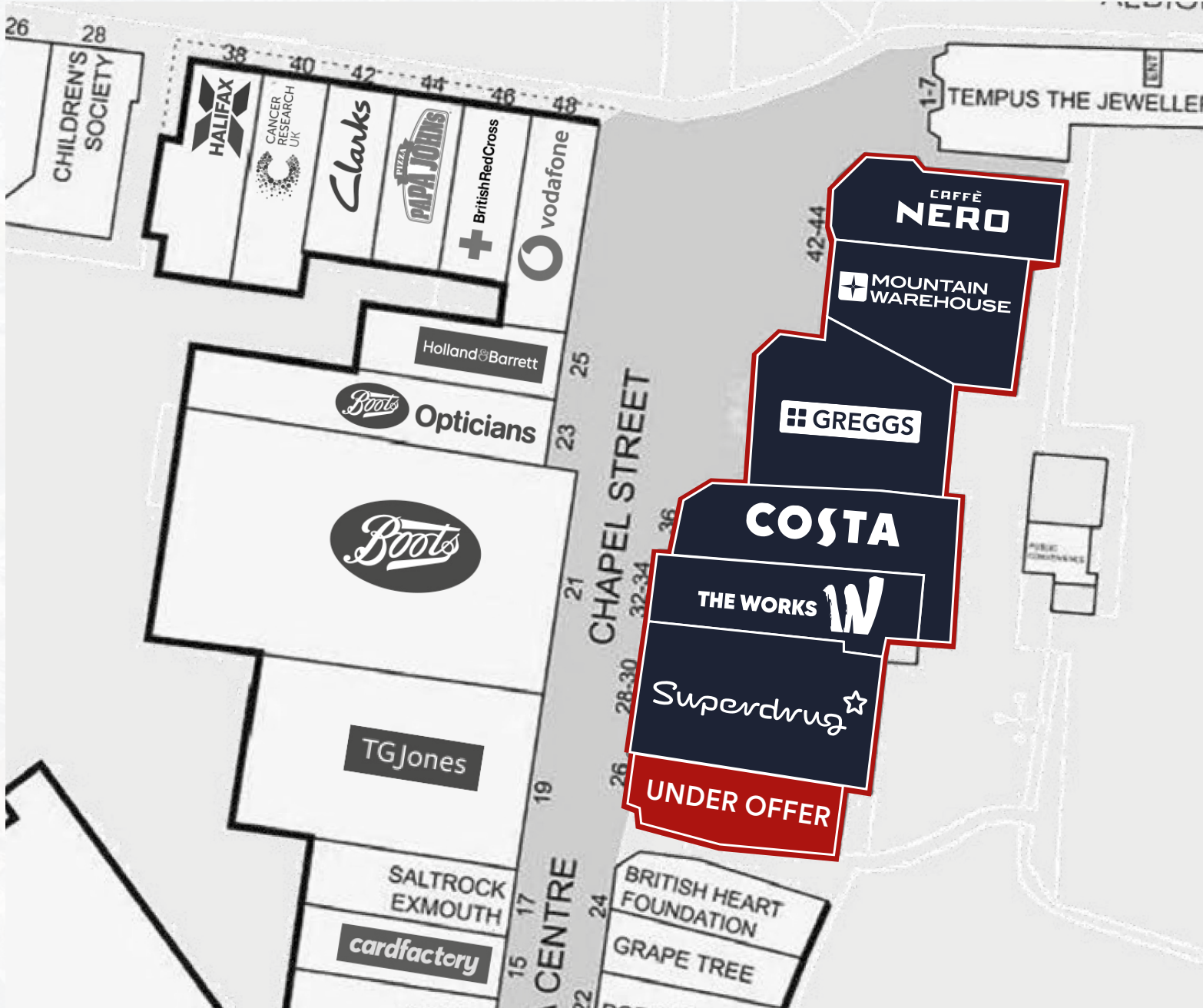


Low-cost parking  
available nearby



**7**

Retail units on site



AVAILABLE UNIT



UNIT 26	sq.ft	
Ground Floor	1,095	
First Floor		96.5
Total Area		198.2
RENT	£37,500 per annum	
		£19,750
CHARGE	TBC	
	D	

**UNDER OFFER**

\*Further information available upon request.



**George Watson**

07423 662487  
 GWatson@lcpproperties.co.uk

**Viewing**  
 Strictly via prior appointment  
 with the appointed agent

**HedgeLand**

Property Consultants

**Javan Spencer**

07779 284460  
 js@hedgeand.co.uk



View on Google Maps

**LOCATION**

Exmouth is a thriving coastal town in East Devon, renowned for its historic port, beautiful beaches and vibrant tourism economy, which supports strong year round trade. The town benefits from excellent transport connectivity. Exmouth is just 8 miles south of Junction 30 of the M5 motorway, providing swift access north to Bristol and the Midlands and south to Exeter and Plymouth. The A30 and A303 corridors offer direct east-west links across southern England. Exmouth benefits from a substantial local and tourist catchment, with a population of circa 36,000 and swelling significantly during peak seasons.

**PARKING**

Low-cost parking available nearby.



MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY16 7JA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it. We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. This brochure gives a large amount of (statistical) information and there will inevitably be errors in it. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given in no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website: <https://www.rics.org.uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at [www.lcpproperties.co.uk/policies](http://www.lcpproperties.co.uk/policies). The privacy notices that apply to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at [www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf](http://www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf).