

Ottery Saint Mary - 7A Mill Street, Devon EX11 1AB
Retail Premises to Rent



BLUE ALPINE

PROPERTY CONSULTANTS



Ottery Saint Mary - 7A Mill Street, Devon EX11 1AB

Retail Premises to Rent



Property Features:

- Comprises two-storey retail premises
- Suitable for variety of uses (Class E)
- VAT is NOT applicable to this property
- Available on a new lease with flexible terms
- Ottery St Mary lies approximately 10 miles east of Exeter and 7 miles north-west of Sidmouth
- The property is situated in the heart of the town centre with occupiers nearby including Boots Pharmacy, Florist, Restaurants, Takeaway, Book Shop and more.

Property Description:

Comprises retail premises arranged as a ground floor shop with ancillary/office space at first floor, providing the following accommodation and dimensions:

Ground Floor: Open plan retail, storage, kitchen, wc

First Floor: Offices, storage, kitchen, wc

Total GIA: 158 sq m (1,702 sq ft)



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Terms:

Available on a new lease with terms to be agreed by negotiation

Rent Year 1: £150 per week (PCM: £650)

Rent Year 2: £175 per week (PCM: £758.33)

Deposit: £2,275 (3 Months)

Rateable Value:

Rateable Value - £10,250 p.a.

Rates Payable - £0*

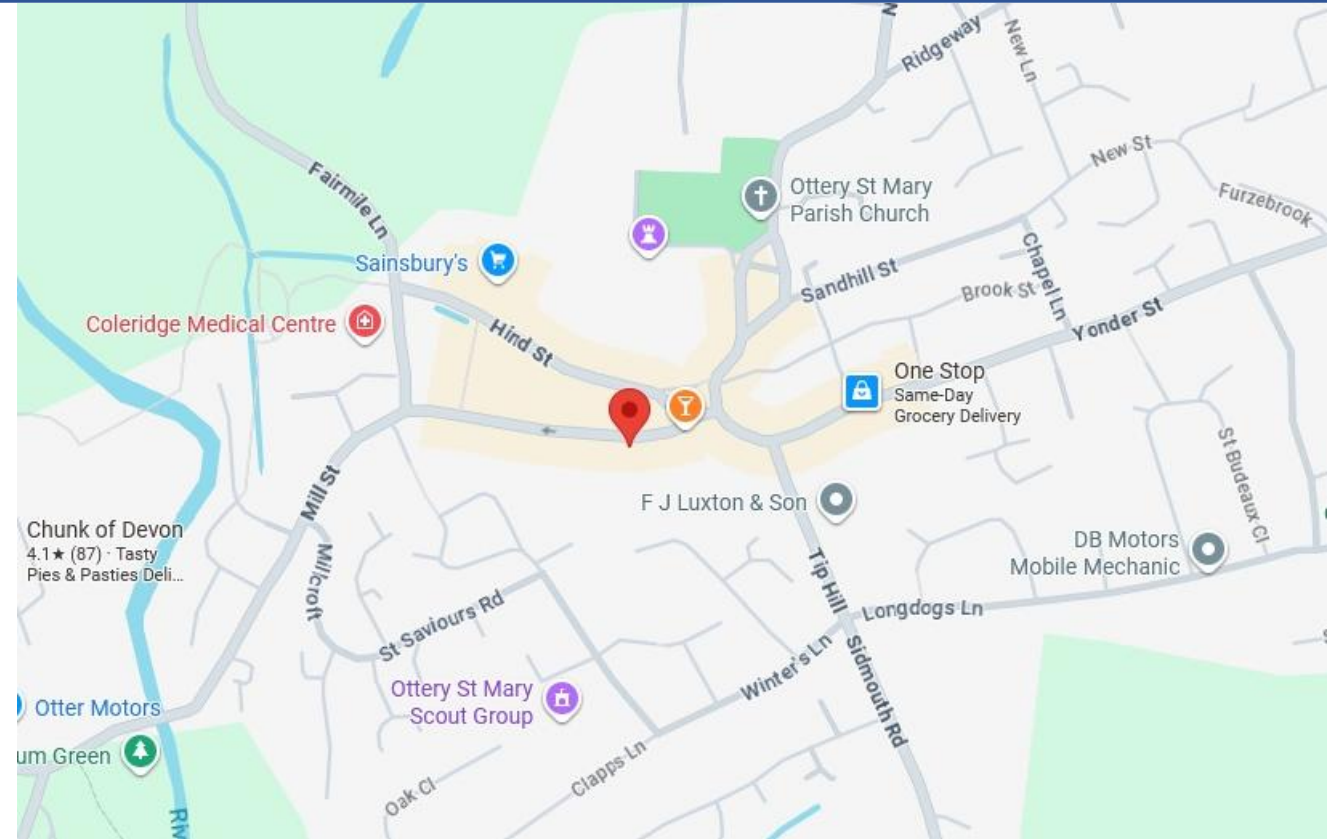
*Note - Small business rates relief available (subject to terms)

EPC:

The property benefits from a C Rating. Certificate and further details available on request.

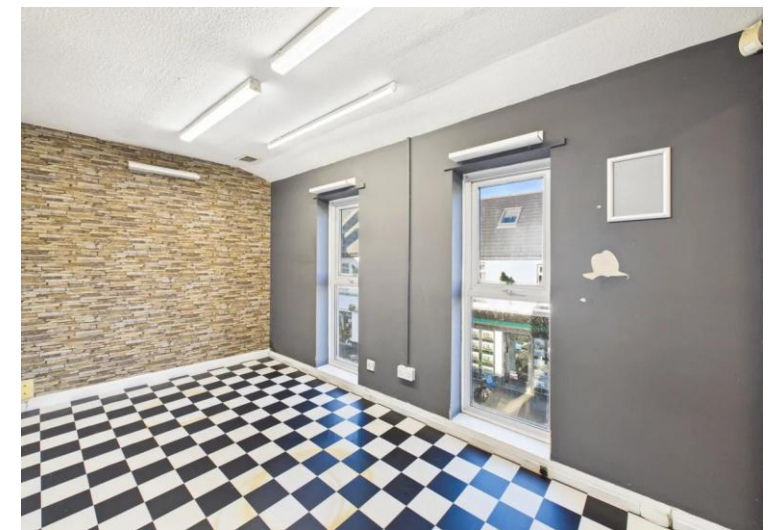
Location:

Ottery St Mary lies approximately 10 miles east of Exeter and 7 miles north-west of Sidmouth, benefiting from good road communications via the A30 dual carriageway, which provides access to Exeter, the M5 Motorway (Junction 29) and the wider South West region. The property is situated in the heart of the town centre with occupiers nearby including Boots Pharmacy, Florist, Restaurants, Takeaway, Book Shop and more.



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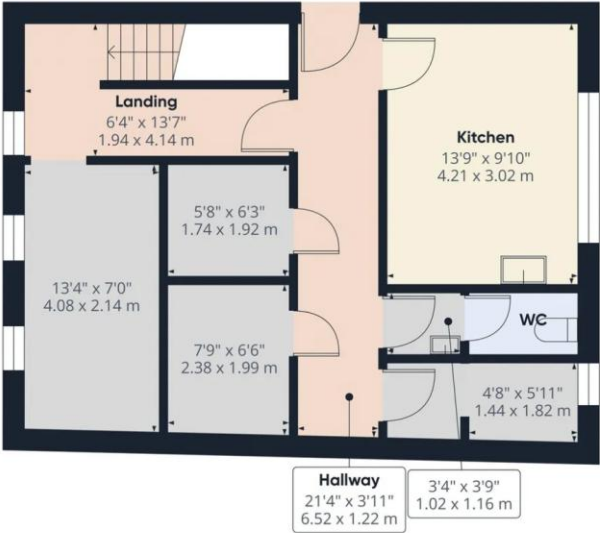


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Ground Floor



First Floor

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Contacts:

For further information or to schedule a viewing, please contact a member of our team below.



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