Relax, you're with
RichardsonGill
ESTATE & LETTING AGENTS

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22 – 24 Queen Street, Seaton, Devon. EX12 2RB



Rent £12000 for a year

A large retail unit of 1890 square foot (176 square meters) located in a prominent location within the town centre. The unit has an extensive display frontage directly onto Queen Street & Beer Road and is one of the largest shops in the town centre. There is also vehicular traffic passing in both directions as well as one-way traffic emerging from Cross Street opposite this shop. In addition, there is the pedestrian only part of the town centre and the shopper's car park is only a short distance up Beer Road. Formerly the Post Office & a convenience store this unit offers an excellent potential to relocate an existing business or for a new business to establish its self in the town. The property is offered initially for a one-year period at the headline rent whilst permission is sought to divide the unit into two.

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Seaton :

The premises offered initially for a year at £12,000. Planning permission is being sought by the landlord to sub divide the shop into two equal units which will be available in 2018/19 following the completion of the conversion. **These units will be available to rent on new leases from 3 years at £7500 PA each, please register an interest with us if this might be of interest to you.** The main retail area is on one level and extends throughout the majority of the floor space. Secondary retail areas, storage room, shared kitchen and W.C. facilities are approached over steps from the main retail area. Fittings and fixtures within the shop are to remain and it is anticipated that any future tenant would undertake any refurbishment or alterations to the building. The landlord will ensure that the lighting and wiring is working for any future tenant.
We believe that these premises will offer an exciting opportunity for someone looking to establish themselves within the town. Seaton has an established population of c. 10,000 which increases significantly during the summer months with an influx of visitors. We already have Boots, Factory Outlet, WH Smith local, Lloyds Pharmacy, Premier Inn, Tesco, Coop, Lloyds bank, Bradford's building supplies trading in the town as well as numerous private traders, cafes, coffee shops, restaurants and public houses. Attractions include the Jurassic Centre, Seaton Tramway, Wetlands Nature Reserve as well as a mile long beach, tidal estuary and river mouth.

Retail area 1 : 10.61m x 2.94m
Entrance to shop, display windows running the length of Queen Street. Ceramic tiled floor, suspended ceiling with lighting. This area is open to:

Retail Area 2 : 10.9m x 6.4m
Display windows continue around the corner and into Beer Road, suspended ceiling with lighting, matching ceramic tiled floor. Four steps rise from retail area 1 to:

Retail Area 3 : 5.89m x 4.63m
Window to side, ceramic tiled floor, suspended ceiling with lighting. Door to:

Store Room 1: 6.2m x 2.27m
Window to side, flagstone floor, lights. Door to:

Rear Hall & Back Door :
Door to rear courtyard, door to gents Wc, steps rise to an adjacent ladies W.C

Store Room 2 : 5.3m x 3.4m
Carpet, suspended ceiling with lighting, doorway to inner hall with fitted shelving. Further door to shared kitchen area.

The lease :
The landlord is offering a lease for a year only. This term may be extended by negotiation.

Business Rates :
The premises are currently rated at **£19,500** per annum (according to The Valuation Office website). The current local authority standard multiplier is 47.9p making the business rates payable **£9340.50.** This property may be eligible for rates relief please check with EDDC tel 01395 517445.



