Relax, you're with
RichardsonGill
ESTATE & LETTING AGENTS

4 Beer Road, Seaton, Devon.
EX12 2PA
TEL: 01297 23433
www.richardsongill.co.uk
seaton@richardsongill.co.uk

37a Queen Street, Seaton, Devon. EX12 2NY



Rent £4950 per anum

A nicely presented period lock up retail shop in the town centre with excellent pedestrian and vehicular traffic. The shop extends to 25.75 square meters 277 square feet (according to the Valuation Office entry) and comprises of a entrance hall shared with the adjacent shop, retail area, bay window with display, further side window, small stock room, and W.C. The current use is A1 retail and this is a perfect premises to start a small business or perhaps relocate an existing business to a better position.

A nicely presented period lock up retail shop in the town centre with excellent pedestrian and vehicular traffic. The shop extends to 25.75 square meters 277 square feet (according to the Valuation Office entry) and comprises of a entrance hall shared with the adjacent shop, retail area, bay window with display, further side window, small stock room, and W.C. The current use is A1 retail and this is a perfect premises to start a small business or perhaps relocate an existing business to a better position. A new lease will be available which is opted out of the 1954 Landlord and Tenant act. The rateable value is £3100 and Small Business Rates Relief means that you may be exempt from paying any business rates if you qualify. Come and join the likes of Tesco, Boots, Premier Inn, WH Smiths, Factory Outlet, Lloyds pharmacy, Bradford's building supplies and a number of other successful independent traders, cafes, restaurants and pubs that are enjoying the increased levels of visitors being attracted to Seaton as a result of the various regeneration projects in the town.

Shared entrance :
Laminated flooring, front door to shop opening to :

Retail Area : 5.9m x 3.97m
Large bow window to Queen Street with marble display shelf with storage underneath, further large display window to Cross Street , laminate floor. Door to :

Storage Area : 5.4m x 2.2m
Pedestrian door to Cross Street, Laminate floor, fitted shelving, storage cupboard. Kitchenette, further door to:

Cloakroom :
Low level W.C., wash hand basin, window to rear.

The lease :
A new lease will be offered by the landlord and will be a minimum of three years. The lease is opted out the 1954 Landlord and Tenant Act. All tenants will be required to undertake a credit check.

B**usiness Rates :**
The premises is currently rated at **£3100** per annum (according to The Valuation Office website). You may be eligible to be exempt from business rates under Small Business Rates Relief scheme contact EDDC for further information: 01395 517445


