

Retail – Lease for sale

Confidential

Gerrard Matthews
Chartered Surveyor

2 High Street Cullompton EX15 1AA

- Prominent Class E restaurant/part take away
- 1000 sq ft shop & 300 sq ft Storage
- Lease for sale



Location

Cullompton is a popular and strategic town located just off junction 28 of the M5. It has a resident population of just under 9000 persons.

Situation

Description

2 High St is a character property and currently trades as Costa Coffee

Plans see overleaf

PDF plans available on request

Accommodation

The approximate dimensions and areas:

Ground floor Sales	94.74 sq m	1020 sq ft
Ground floor storage	9.34 sq m	100 sq ft
First Floor storage	15.9 sq m	171 sq ft

VAT is payable on top of the rent

Tenure

The property is let for a term of ten years from 9th April 2017 on full repairing and insuring terms. Expiry 9th April 2027. No breaks

Rent. £16,000 per annum.

Rateable Value

April 2023 RV £13,000 (this is not the amount payable)

Copy lease available on request by email

EPC:

To be renewed – expired January 2024

Further information or viewing

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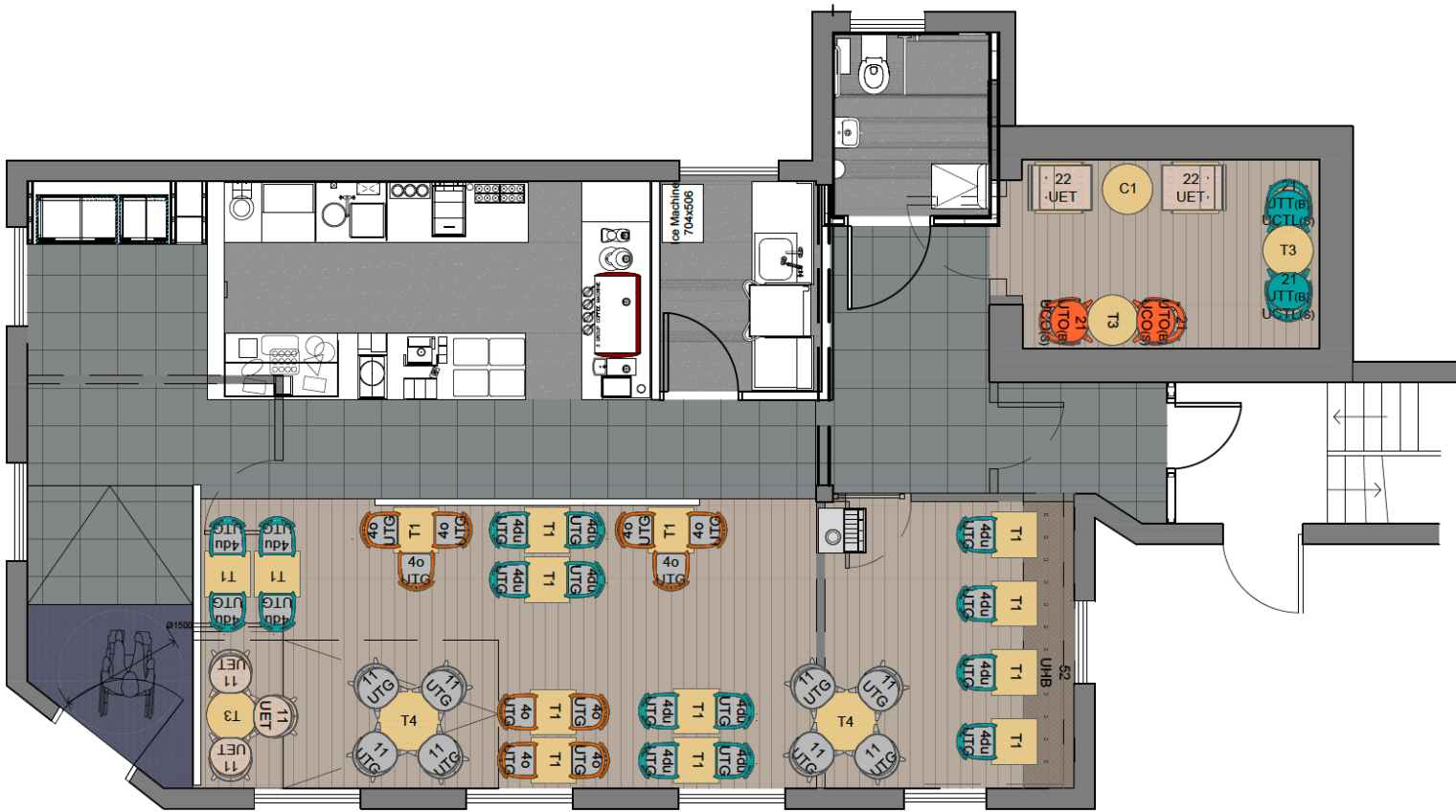


Notice (May 2024)

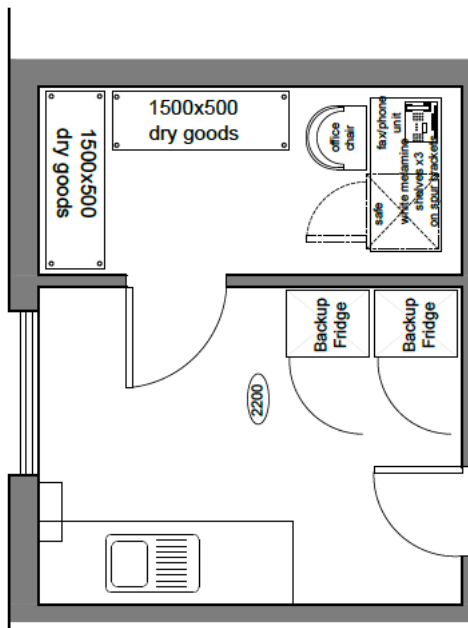
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Ground Floor



First Floor