

# Aaron Fox

## TO LET

**GROUND FLOOR SHOP WITH PARKING**

**284 PINHOE ROAD  
EXETER  
EX4 8AA**



**SUITABLE FOR A VARIETY OF USES SUBJECT TO PLANNING**

REF 0705

**01392 204303**

**Lynx House, Pynes Hill, Exeter, EX2 5JL  
[www.aaronfox.co.uk](http://www.aaronfox.co.uk)**

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## SITUATION

The premises occupy a prominent position on Pinhoe Road, lying to the east of Polsloe Bridge station at the junction between Pinhoe Road and Beacon Lane. The shop provides good visibility to on-coming traffic heading east from the city centre, approximately 1.0 mile away. Nearby occupiers include Wilkies convenience store, ATS Euromaster and the Exeter Fabric Centre.

The property represents an excellent opportunity for an occupier to take advantage of a corner shop position with profile onto a busy arterial route at a competitive rent.

## DESCRIPTION

The property comprises an end terrace self contained ground floor shop. To the front there is a vehicular parking area which has been concrete surfaced.

Internally the shop provides retail sales accommodation to the front which is currently subdivided with stud work partitioning to provide an ancillary area. To the rear is a small store, kitchenette and an external WC facility.

## ACCOMMODATION

Description	Metric	Imperial
Shop Depth	12.11 m	39'9"
Retail section	32.11 m <sup>2</sup>	345 ft <sup>2</sup>
Store	1.21 m <sup>2</sup>	13 ft <sup>2</sup>
Kitchenette	17.17 m <sup>2</sup>	185 ft <sup>2</sup>
<b>TOTAL</b>	<b>50.49 m<sup>2</sup></b>	<b>543 ft<sup>2</sup></b>

## LEASE

The property is available to let by way of a new 3 or 6 year lease with 3 yearly rent reviews.

## LEGAL COSTS

Each party are to bear their own legal costs.

## RATES

We have gained the following information via the Valuation Office Web site [www.voa.gov.uk](http://www.voa.gov.uk) YOU ARE ADVISED TO CHECK.

Rateable Value	£5,600
Rates Payable	£2,520 p.a. (x 0.45 (2012/13))

We understand that a rates reduction may be available for qualifying businesses under the Small Business Rate Relief scheme. Please contact Exeter City

Council for further details. (01392 277888)

## RENT

£6,500 per annum (equating to £125 per week).

## VAT

All figures quoted are plus VAT where chargeable.

## VIEWING

Strictly by prior appointment only with the sole agents, for the attention of Philip Ellis of Aaron Fox (07580 768096).

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Email: [pe@aaronfox.co.uk](mailto:pe@aaronfox.co.uk)  
**01392 204303**

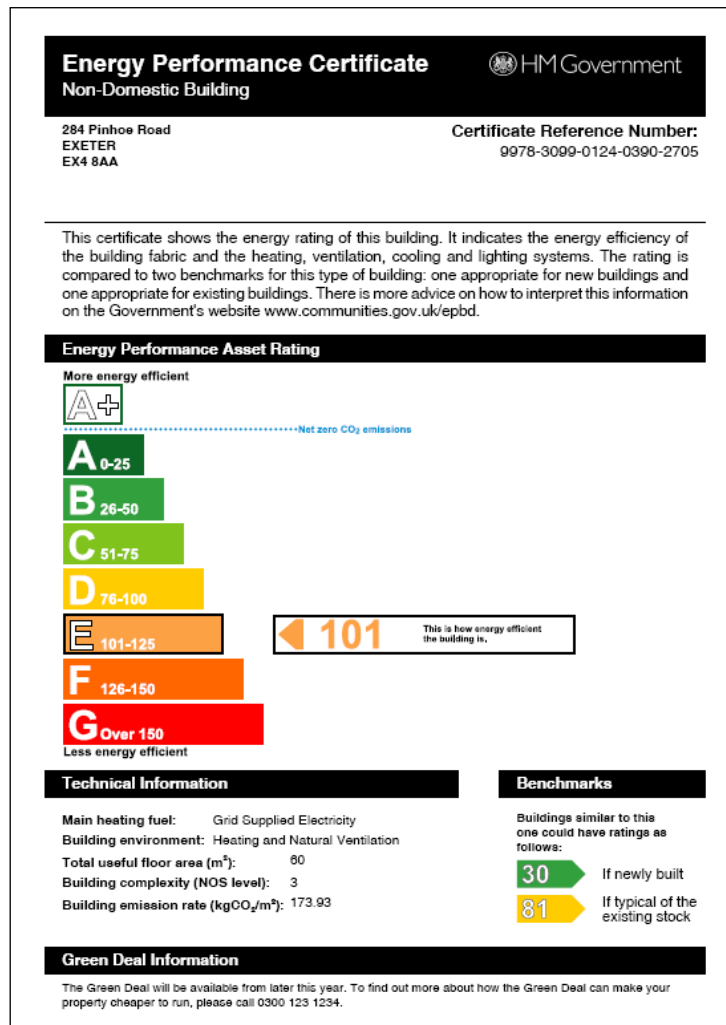
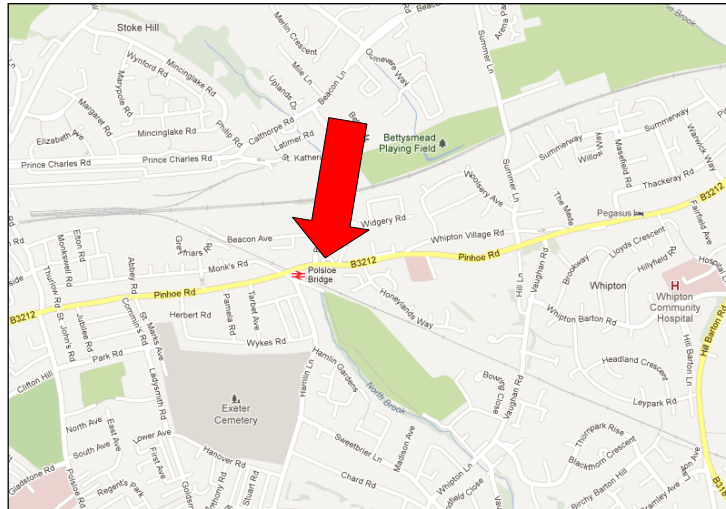


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**Property Misdescriptions Act:** For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing AARON FOX has any authority to make or give any representation or warranty whatsoever in relation to this property. **Floorplans** are for illustrative purposes only. Please note that AARON FOX uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact AARON FOX. All rentals and prices are exclusive of VAT where applicable.

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