

FOR SALE

FOR SALE

FOR SALE

MI

UNIT 26

Chapel Street  
Exmouth, Devon  
EX8 1HW

Occupiers Include

**COSTA**

**MOUNTAIN  
WAREHOUSE**

**GREGGS**

Superdrug

# M CHAPEL STREET

UNIT 26

## LOCATION

Exmouth is a thriving coastal town in East Devon, renowned for its historic port, beautiful beaches and vibrant tourism economy, which supports strong year round trade. The town benefits from excellent transport connectivity. Exmouth is just 8 miles south of Junction 30 of the M5 motorway, providing swift access north to Bristol and the Midlands and south to Exeter and Plymouth. The A30 and A303 corridors offer direct east-west links across southern England. Exmouth benefits from a substantial local and tourist catchment, with a population of circa 36,000 and swelling significantly during peak seasons.

## DESCRIPTION

The subject property occupies a highly prominent position on the prime section of Chapel Street, in the heart of Exmouth town centre. Nearby national retailers include Boots, Vodafone, Iceland, TG Jones, and The Co-op, ensuring strong footfall throughout the day. The property directly benefits from its proximity to Exmouth's main shopper car park, located immediately to the rear, providing convenient access for visitors.

## UNIT SIZE

Ground Floor: 1,095 sq.ft (101.7 sq.m)  
First Floor: 1,038 sq.ft (96.5 sq.m)  
TOTAL: 2,133 sq.ft (198.2 sq.m)

## PRICE

POA

## TENURE

Freehold

## SERVICES

Mains electricity/water/drainage are available.

## ENERGY PERFORMANCE

EPC: D. Further information available upon request.

## PLANNING

The site holds a Use Class E planning consent, allowing for a wide range of retail and food uses. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

## LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



Lettable Units On-Site



**21,724 sq.ft**

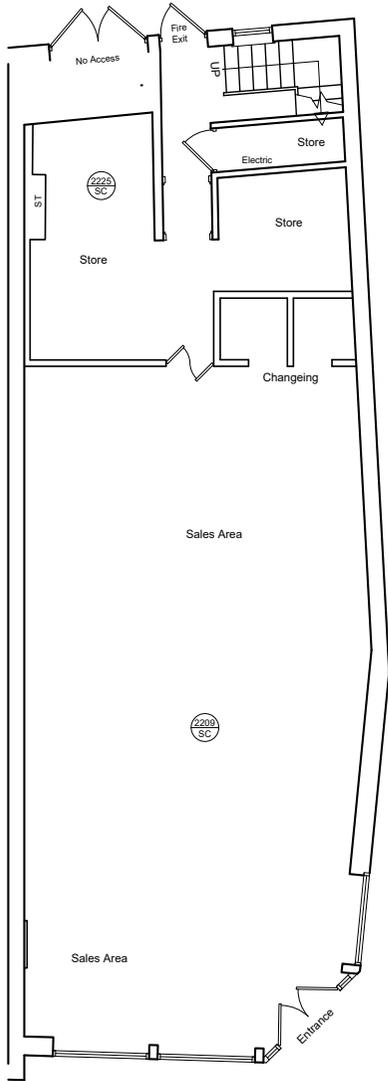
Total Area



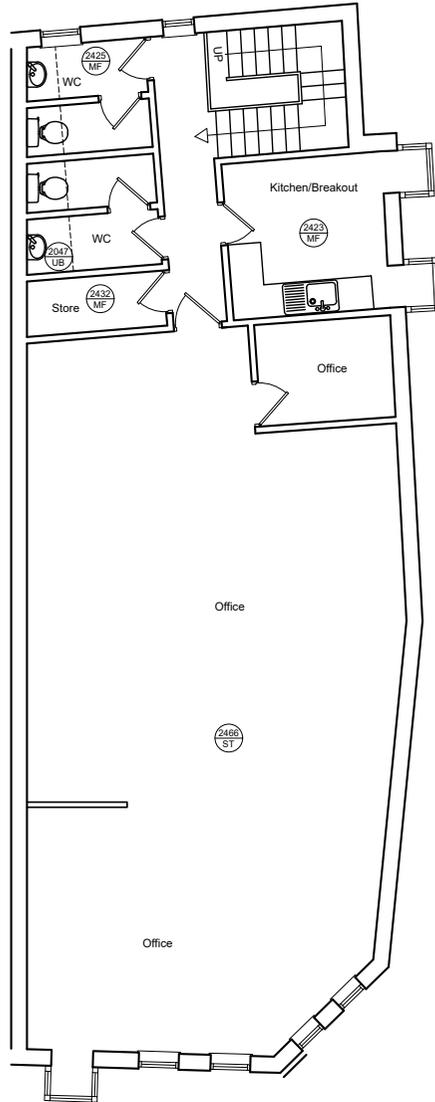
Low-cost parking  
available nearby



**What Three Words**  
solo.into.themes



Ground Floor Plan  
Area - GIA  
106.03 sqm (1141.30 sq ft)



First Floor Plan  
Area - GIA  
120.55 sqm (1297.55 sq ft)



Lettable Units On-Site



**21,724 sq.ft**  
Total Area



Low-cost parking  
available nearby



**What Three Words**  
solo.into.themes

# M CHAPEL STREET

# SITE PLAN



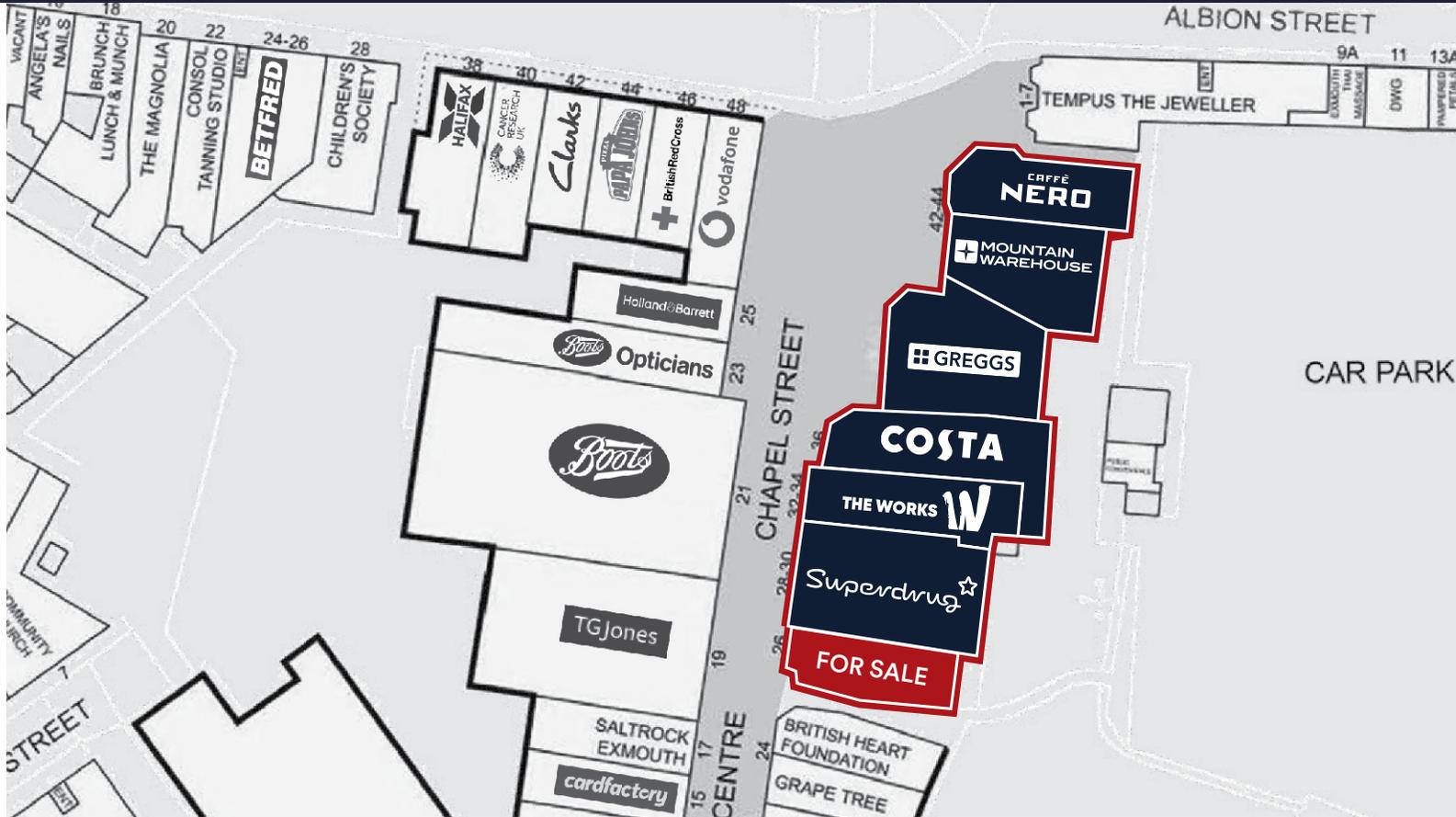
**George Watson**

07423 662487  
GWatson@lcpproperties.co.uk

**Viewing**  
Strictly via prior appointment  
with the appointed agent

**HedgeLand**  
Property Consultants

**Javan Spencer**  
07779 284460  
js@hedgeand.co.uk



## DEMOGRAPHIC & ECONOMIC PROFILE

Exmouth has a population of approximately 35,500, making it the fifth-largest settlement in the county.

The town is part of the East Devon district, which has experienced significant growth, with the population increasing by 13.8% over the past decade.

The local economy is robust and diverse. Exmouth serves as a regional centre for leisure industries, particularly

water sports such as sailing, kite sailing, paddleboarding, jet-skiing and windsurfing, as well as outdoor activities like birdwatching, cycling, and walking.

The town's location at the western end of the Jurassic Coast World Heritage Site and its proximity to the Exe Estuary, a Site of Special Scientific Interest, enhance its appeal to both residents and visitors.

MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. This brochure gives a large amount of statistical information and there will inevitably be errors in it. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website: <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-en-eds01v1>. LCP's privacy notices that apply to its use of your personal information are at [www.lcpgroup.co.uk/policies](http://www.lcpgroup.co.uk/policies). The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at [www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf](http://www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf).