



**TO LET**



**UNIT 26**

Chapel Street  
Exmouth, Devon  
EX8 1HW

Occupiers Include



# 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).

## RENT

£37,500 per annum exclusive of VAT, business rates, service charge and buildings insurance.

## BUSINESS RATES

Rateable Value: £19,750 from April 2026. Interested parties should verify the Rateable Value, the availability of any relief and the actual rates payable with the Local Authority.

## SERVICES

Mains electricity/water/drainage are available.

## SERVICE CHARGE & INSURANCE

Service Charge: TBC  
Insurance: TBC.

## 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**

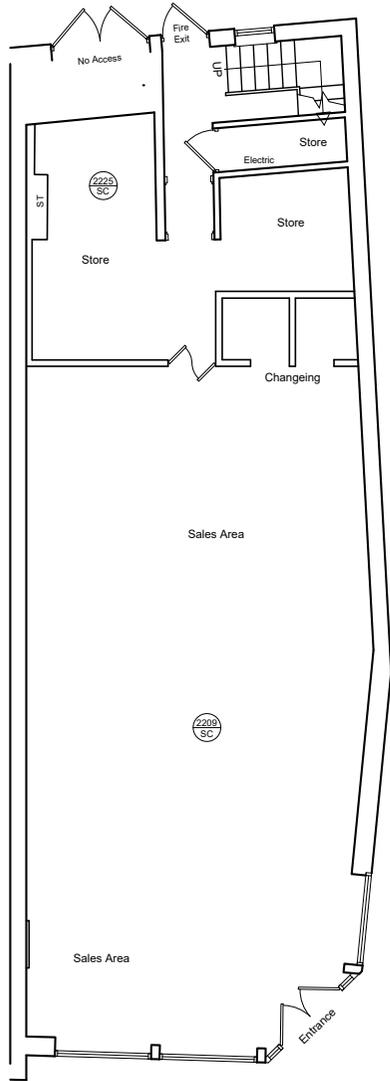
Total Area



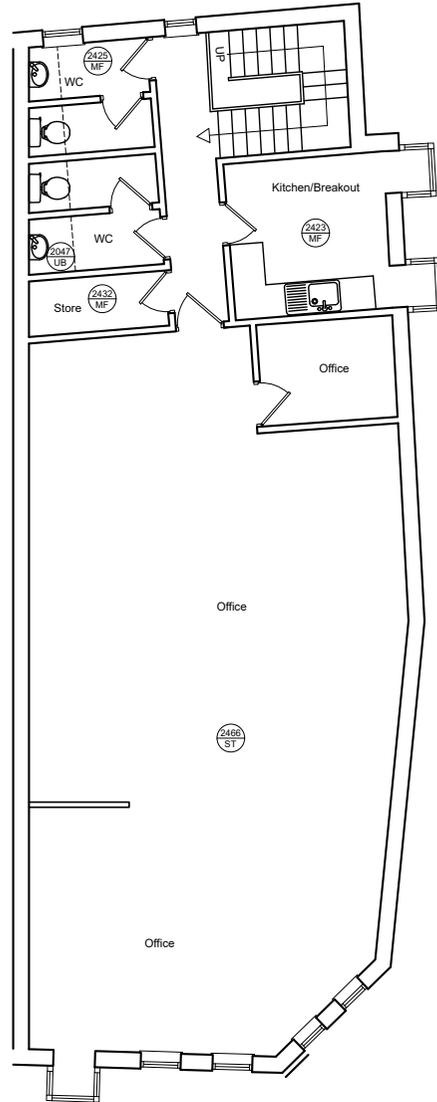
Low-cost parking  
available nearby



**What Three Words**  
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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**  
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# M CHAPEL STREET

# SITE PLAN



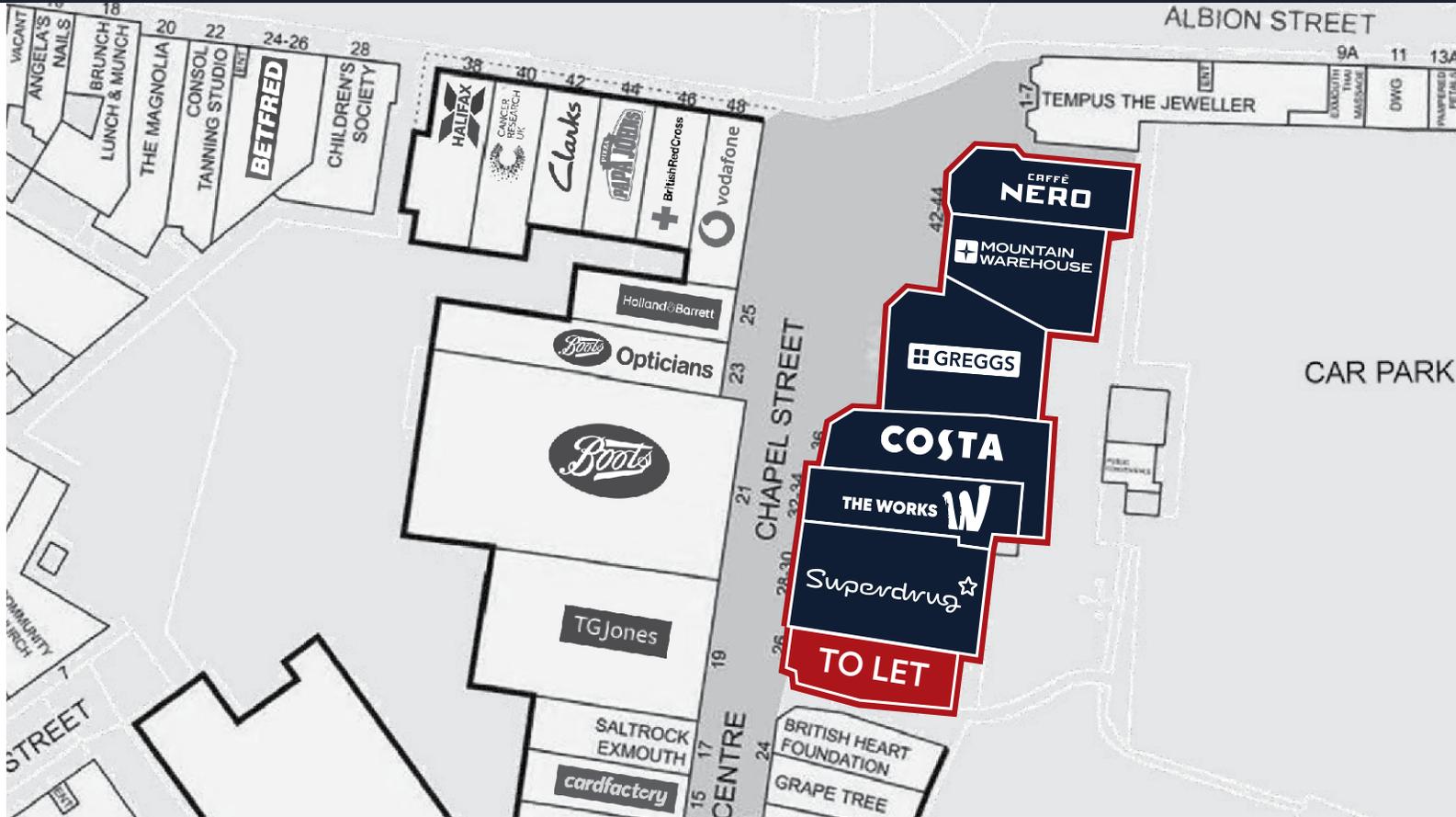
**George Watson**

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.

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