

# HUDSON & Co.

## EXETER

### CITY CENTRE

## CAR SALES SITE

### 14 – 18 SPACES



***61 / 63 Magdalan Road, St Leonards  
Exeter Devon EX2 4TA***

- \*Site Capacity approx. 14 – 18 Display Spaces\***
- \* Trading as a car sales site since the 1950's\***
- \*Good City Centre Location in High Income area\***
- \*Previous Businesses averaging 250 car sales pa\***
- \*New Lease / No ingoing\***

## TO LET

**01392 477497**

## ***61 / 63 Magdalen Road, Exeter, EX2 4TA***

**LOCATION:** The property is located in an excellent trading position, with good footfall, fronting the busy Magdalen Road in the popular and boutique retailing area of St Leonards, an affluent district close to Exeter City Centre. The central shopping area and Princesshay are within a short walking distance, and there is swift and easy access to both mainline railway stations, Exeter Airport (8 miles), and to the M5 (Jctn 29 & 30) and to the A38, A30 and A380 dual carriageways.

Exeter has become an important growth hub in the South West, with a population of approx. 120,000, which is growing rapidly, and having an extensive catchment. The City is well known for its university and has strengthened its position as a popular retail destination, and boasts one of the highest concentrations of car dealerships in the country.

**DESCRIPTION:** Direct frontage to Magdalen Road allows easy access to a central access with display parking to each side of the site which is level and rectangular in configuration, accommodating between 14 – 18 cars.

To the rear of the site is a small office measuring **4.90m x 2.35m (16'0" X 7'9")** max which is owned by the outgoing tenant and is available for purchase. The office is currently fitted with a laminate floor, lighting and power points, broadband and electric panel heaters.

**SERVICES:** We are advised that mains water and electricity are available. There are no toilet facilities on site, the current and previous tenants having an arrangement with an adjoining business to use their amenities.

### **RATES:**

<b>Assessed as:</b>	<b>Car Display Land &amp; Premises</b>
<b>Rateable Value:</b>	<b>£14,250</b>
<b>Rates Payable (2015 / 16):</b>	<b>£6,840</b>

**PLANNING:** The property has been used for car display for many years. Prospective occupiers are advised to discuss any variance on this use with Exeter City Council planners Tel: 01392 277888

**TERMS:** Available on a new lease, either short or long term. Full details on application.

**LEGAL COSTS:** The incoming tenant to pay a contribution towards the Landlord's costs in preparing a new lease.

### **VIEWING &**

**FURTHER INFORMATION:** Strictly by prior appointment through the sole letting agents:

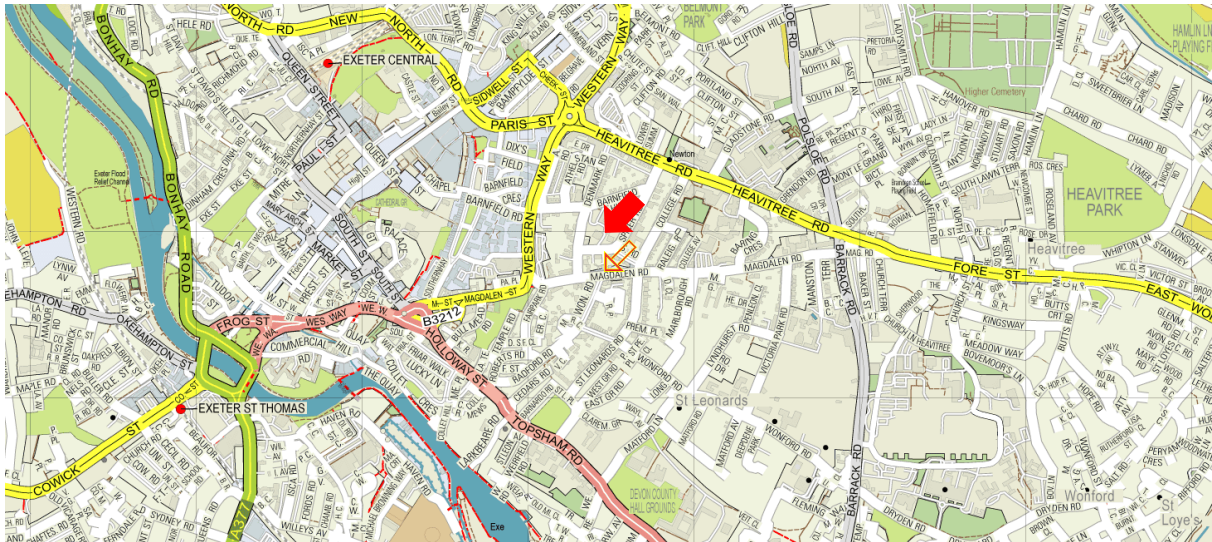
**HUDSON & Co.**

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Ordnance Survey  
Value Added Reseller

61 Magdalen Road, Exeter