



Customer Parking

TO LET

# Former Jeep Showroom

Honiton Road, Exeter, EX1 3RU

Prominent roadside location – 117.3 sq m (1,262.60 sq ft) on a site of 0.335 acres



# Location

The site occupies a prominent position on Honiton Road (the A3015) which links the M5, junction 29 to Exeter City Centre.

It sits between the Sowton Trading Estate and Exeter Business Park. Occupiers in the immediate area include Devon and Cornwall Police, The Premier Inn and Starbucks. Exeter Business Park is home to The Met Office, EDF Energy, Ashfords Solicitors and Regus whilst Sowton Trading Estate occupiers include retailers like B&Q and Wickes, Trade Counter operators including Screwfix and Jewsons as well as major local employers like Howmet Aerospace.



M5  
J29



0.5 miles

M5  
J30



1.3 miles

City Centre



3 miles

# Accommodation

## Description

Part of the former Mazda and Jeep Vospers dealership. The site has now been split with BikeShed now operating from the former Mazda showroom. The former Jeep showroom is a standalone building with its own access from Honiton Road.

The existing building is of steel frame construction with glazing to the main elevations. It has a roller shutter to allow vehicle access in to the building. There is also a w.c and kitchenette.

Our client will consider interest from parties looking to use the existing building or those requiring alternate structures.

## Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area		
Building	1,262.60 sq ft	117.3 sq m
Site Area	0.335 acres	0.135 ha



# Planning | Rates | EPC | Terms

## Planning

The site has been used as a car showroom. Given the variety of potential uses we advise any interested party to make their own enquiries with the Planning Department at Exeter City Council.

Tel: 01392 277888 or [Planning services - Exeter City Council](#)

## Business Rates

Interested parties should make their own enquiries to Exeter City Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.. [www.voa.gov.uk](http://www.voa.gov.uk).

Rateable value from 1<sup>st</sup> April 2023 - £24,000

## Energy Performance Certificate

The EPC Rating is D80 and the full certificate can be provided on request.

## Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

## Lease Terms

The property is available by way of a new Full Repairing and Insuring lease direct from the landlord.

## Rent

£60,000 per annum exclusive based on current use.

## Legal Costs

Each party is to be responsible for their own legal costs.

## References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

## VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent/purchase price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

## AML

A successful tenant/purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

# Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



**Alder King Property Consultants**  
Endeavour House  
Pynes Hill  
Exeter  
EX2 5WH

[www.alderking.com](http://www.alderking.com)

**AK Ref:** NS/JAS/SPEC  
**Date:** May 2023  
**Subject to Contract**



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It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.