



General view of development - for illustrative purposes only.

## Pre-School Unit, St Leonards Quarter, Topsham Road, Exeter, EX2 4NF

# To let / For sale

Viewing by prior appointment with  
Jonathan Ling or Orla Kislingbury

**(01392) 202203**

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[orla@sccexeter.co.uk](mailto:orla@sccexeter.co.uk)

Ground floor unit circa 1,415 sq.ft (131.5 sq.m)

Located on a prominent arterial route to the city centre

New-build unit offered in shell condition ready for fit-out

Excellent EPC rating expected

For sale (long leasehold): £270,000

To let: £25,000 per annum

[strattoncrebercommercial.co.uk](http://strattoncrebercommercial.co.uk)

## Location

St Leonards Quarter is a new development by Acorn Property Group, located in the popular and highly sought-after St. Leonards area, in the heart of Exeter. It is situated close to the River Exe, Exeter City Centre, and the Royal Devon & Exeter Hospital. Exeter Central and St Davids train stations are under a mile away.

Nearby amenities include independent shops, cafes and restaurants on Magdalen Road. St Leonards C of E primary school is nearby, and Exeter School and The Maynard School are both situated in the St Leonards area.

## Description

The unit occupies a prominent corner position with frontage onto Topsham Road, as well as looking out over a new public open space.

On completion, the unit will be offered in shell condition ready for occupier's bespoke fit-out. Plans (see overleaf) show the unit as having child-accessible WCs, staff WC and kitchen but the detailed layout remains flexible.

The property has the benefit of a covered outdoor play area which is directly accessible from the unit.

## Accommodation

The unit is believed to have a Net Internal Area (excluding WCs) of circa 1,415 sq.ft (131.5 sq.m), based on the layout envisaged by the developer and shown in the plan overleaf.

## Availability

Available on completion of the development, anticipated to be in April 2026.

## Sale Terms

The property is available by way of a long leasehold sale at a guide price of **£270,000**.

## Lease Terms

Offered by way of a new lease on full repairing and insuring terms. Rent **£25,000 per annum**, with other lease terms by negotiation.

## Energy Performance Certificate (EPC)

To be assessed on completion.

## Business Rates

To be assessed on completion.

## VAT

VAT is applicable where chargeable.

## Estate charges

The unit will be responsible for a proportion of the estate costs and buildings insurance relating to the building.

## Legal Costs

Both parties to bear their own legal costs in the transaction.

## Viewing & Further information

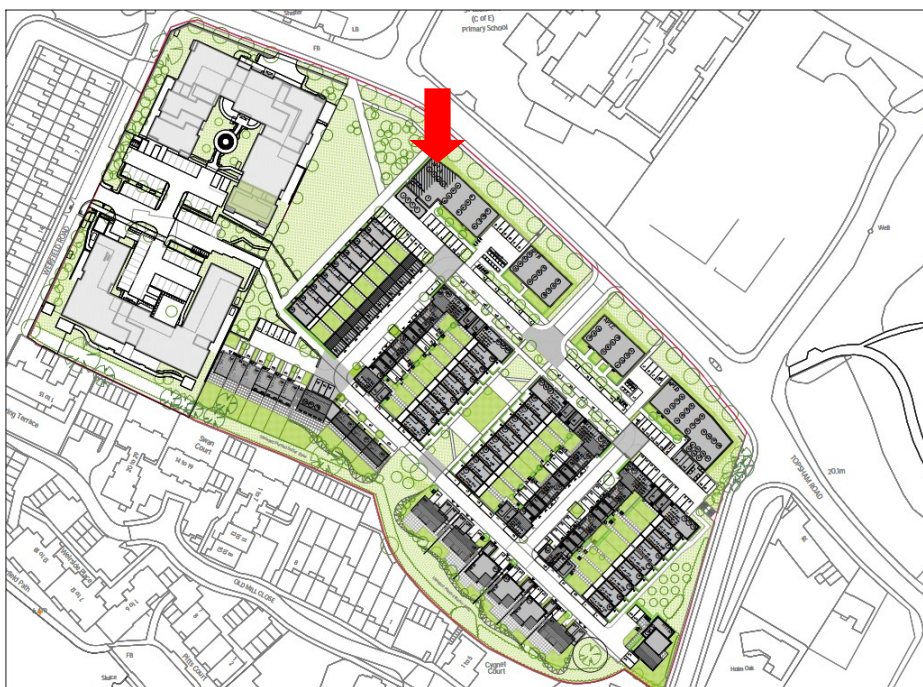
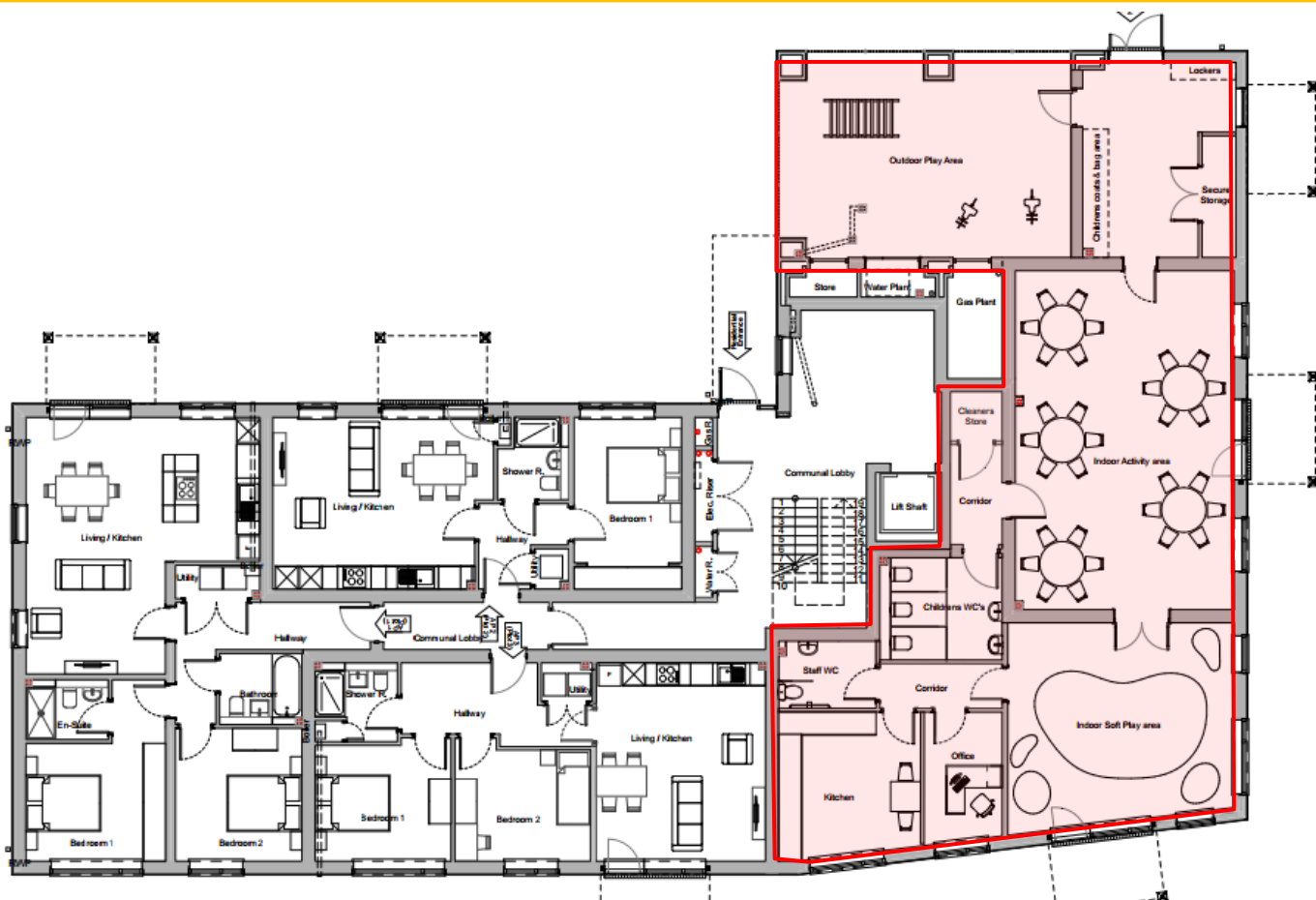
Strictly by appointment through the sole agents:

Stratton Creber Commercial  
20 Southernhay West, Exeter, EX1 1PR

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