



To let

117 Fore Street, Exeter, Devon, EX4 3JQ

City centre ground floor lock up shop

Established trading position

935 sq ft / 87 sq m

Available for immediate occupation

Rent: £14,000 p.a.x

Viewing by prior appointment with
Damian Cook MRICS

(01392) 202203

damian@sccexeter.co.uk

strattoncrebercommercial.co.uk

Location

The property is situated on Fore Street being an extension of Exeter's High Street.

Fore Street is a vibrant city centre position with independent boutique and niche retailers as well as cafes and restaurants. The premises are situated in an established trading position close to Taunton Leisure, Thomas Moore, and the Co-op convenience store.

Description

The property comprises a ground floor self-contained lock up shop with a main sales area and rear kitchen. The property is fitted out with wooden floors and strip lights and benefits from a gross frontage of some 22 ft.

Accommodation

The property comprises the following net internal floor areas:

Total floor area: 935 sq ft / 87 sq m

Lease Terms

The property is available by way of a new lease for a term to be agreed on a proportional full repairing and insuring basis.

Rent

£14,000 per annum exclusive.

Rateable Value

The Valuation Office web site has provided the following assessment for 2017/18.

Rateable value: £17,250

Rates payable: £8,349

Rates relief is applicable to qualifying tenants on certain properties and you are recommended to make contact with the Local Authority Business Rates Department for further information.

Energy Performance Certificate (EPC)

An EPC has been produced and is available from the sole agents.

VAT

VAT is not chargeable to the rent.

Rent Deposit

A rent deposit may be required subject to the tenant's status.

Viewing & Further information

Strictly by appointment through the sole agents:

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

Contact: Damian Cook MRICS
Tel: (01392) 202203
Email: damian@sccexeter.co.uk

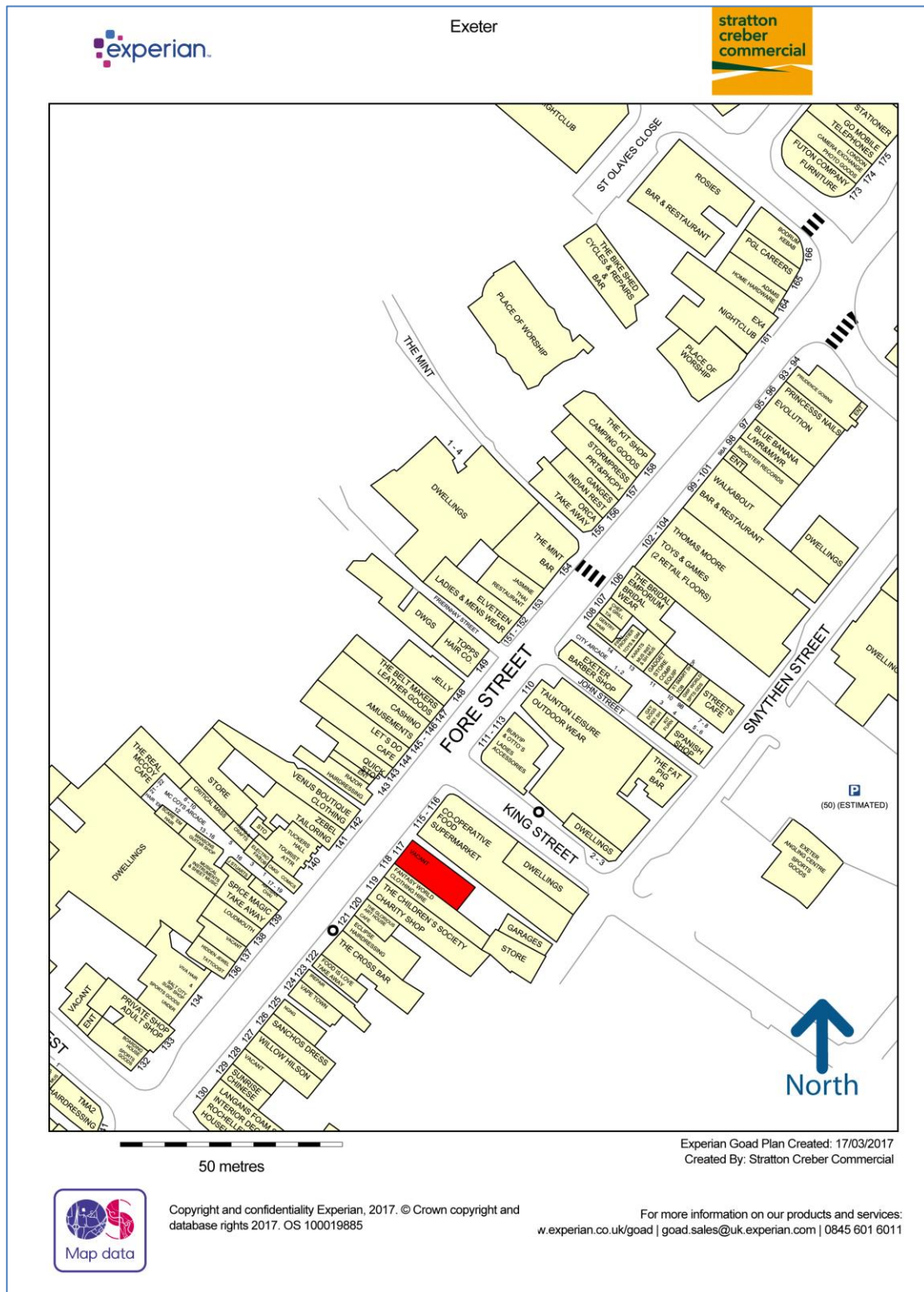


Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

- i. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;
- ii. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them;
- iii. No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.

Exeter Office

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