

**stratton
creber
commercial**

property consultants



To let

19 Market Street, Exeter, Devon, EX1 1BW

Viewing by prior appointment with
Damian Cook / Zach Maiden

(01392) 202203

damian@sccexeter.co.uk

zach@sccexeter.co.uk

Prominent ground floor shop with parking

Suitable for alternatives uses (subject to planning)

Immediately available

Approx: 3,567 sq ft / 331.4 sq m

Rent: £19,500 p.a.x.

strattoncrebercommercial.co.uk

Location

The premises are located on a busy traffic thoroughfare of Market Street close to the junction of North Street and South Street and a short walk from Exeter High Street.

Nearby occupiers include Market Carpets, Burwood Lighting, Exeter Corn Exchange and City Buffet. There is also an NCP car park situated nearby in Guinea Street.

Description

The property consists of a large sales/showroom area with full height glazed frontage onto Market Street, and an additional linked showroom and useful storage with loading to the rear from George Street. There is a covered car parking area plus a further parking space to the rear.

The premises consist of a solid concrete floor with suspended ceilings, concealed lighting and carpeting throughout. There are w/c facilities and a staff room/kitchenette to the front of the premises. The property also benefits from an intruder and fire alarm system.

Accommodation

The property comprises the following approximate dimensions and floor areas:-

Gross Frontage:	46 ft / 14m
Net Frontage:	25 ft / 7.6m
Net Sales area:	3,262 sq ft / 303.08 sq m
Store:	305 sq ft / 28.32 sq m
Total:	3,567 sq ft / 331.4 sq m

Lease Terms

A new lease is available on a full repairing and insuring basis for a term to be agreed.

Commencing Rent

£19,500 per annum exclusive.

Rateable Value

We are informed by the Valuation Office Agency website of the following assessment:-

Rateable Value:	£13,250
Rates Payable 2016/17:	£6,413

Energy Performance Certificate (EPC)

An EPC has been requested and a copy will shortly be available from the marketing agents.

VAT

VAT is not chargeable to the rent.

Viewing & Further information

Strictly by appointment through the sole agents:

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

Contact: Damian Cook / Zach Maiden
Tel: (01392) 202203
Email: damian@sccexeter.co.uk
zach@sccexeter.co.uk



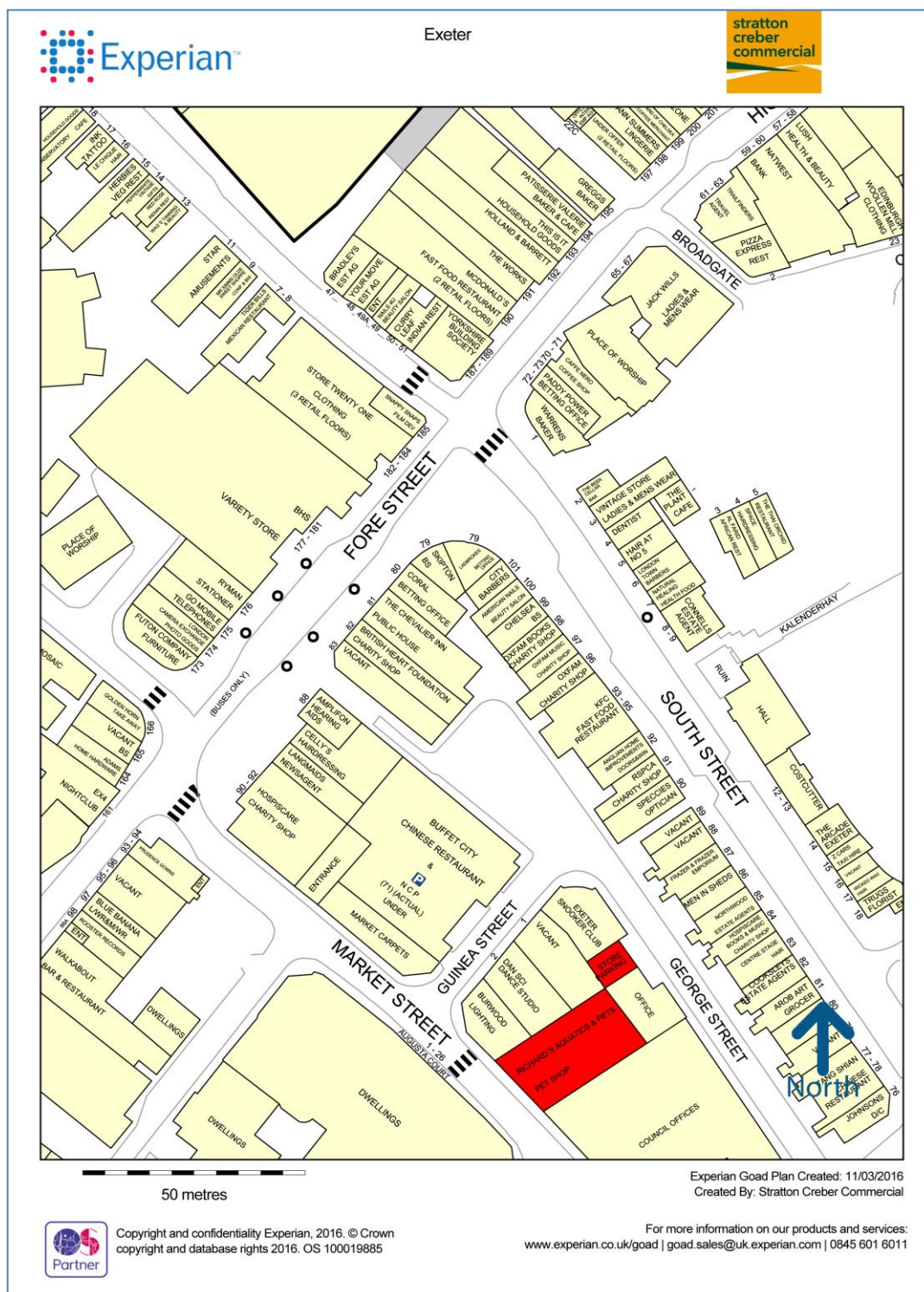
Exeter Office

20 Southernhay West, Exeter, EX1 1PR
T: (01392) 202203
F: (01392) 203091
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Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

- 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;
- 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;
- 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.





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