



Turner Locker
Commercial Property Consultants

EXETER

121 FORE STREET

EX4 3JQ



RETAIL SHOP TO LET
85.45 SQM (919 SQFT)

121 Fore Street, Exeter

LOCATION & DESCRIPTION

The premises are situated in Fore Street in the midst of this shopping area which is becoming well known for its range of individual retailers, esp. Music, Clothing, Outdoor Pursuits and cafes. The Exeter Picture House is nearby and the popular McCoy's arcade is opposite. A Lock Up Shop on two levels with ancillary storage and rear yard. The shop is fitted with CCTV , alarm & security mirror.

ACCOMMODATION; All measurements are approximate,
SHOP UNIT



Gross Frontage
Built Depth
Initial retail area

5.48 m max (including entrance to flats over)
Approx 10.2 m
2.7m wide X 4.4m, then widening to 3.7m
33.34 sq m (359 sq ft)

Steps up to
Further area.



6.7m X 5.35m -**3 3.75 sq m (363 sq ft)**
lobby 2.27 x 1.95m - **4.42 sq m (45 sq ft)** and steps up to

Store 3.77m X 3.62 m -**13.64 sq m (146 sq ft)** ceiling height 1.74m

Cloakroom & Kitchenette

Rear Yard 6.44m x 6.20m

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PROPOSAL; A new Lease at a commencing rental of **£9,950** Per Annum exclusive, on repairing and insuring terms.
A quarter's rent deposit will be required.

BUSINESS RATES: RV: £7,500 Rates Payable £3,638per annum (2010/2011)

On 24 March, the Chancellor of the Exchequer announced that the Government will temporarily increase the level of Small Business Rate Relief (SBRR) so that eligible ratepayers will pay no rates on properties with rateable values up to £6,000, with a tapered relief of between 100% and 0% for properties with rateable values between £6,001 and £12,000. The new levels of relief will be available for 12 months from 1 October 2010 to 30 September 2011.

VIEWING

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**SUBJECT TO CONTRACT
EXCLUSIVE OF VAT WHERE APPLICABLE**

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