



# Turner Locker Barnfield

Commercial Property Consultants

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**2<sup>nd</sup> Floor Office  
57 High Street  
EXETER  
EX4 3DJ**



**Approximately 55.8 sq m/600 sq ft**



## LOCATION AND DESCRIPTION

A self-contained office suite on the second floor of a period building, opposite the Guildhall Shopping Centre, in the heart of Exeter's high street shopping area. It is a light and airy open plan office with gas central heating and shared access to a kitchenette and WC's. There is a shared use of the glazed ground floor door on to the high street which is also used for advertising purposes.

## ACCOMMODATION - Approximate Measurements

The Ground Floor is approximately 55.8 sq m / 600 sq ft.



## PROPOSAL

A new lease of negotiable terms is offered at a rental of £6,500 per annum exclusive. The suite is responsible for 20% of the maintenance by way of a service charge.

## Business Rates – Approximate

Rateable Value: £5,400

Rates Payable: £2,592

Taken from the Government VOA website. Please check the website to see if you are eligible for small business rates relief (SBRR).

## VIEWING

By strict appointment with Turner Locker Barnfield

Tel: 01392 201 202

Email: [admin@turner-locker.co.uk](mailto:admin@turner-locker.co.uk)

Website: <http://www.turner-locker.co.uk/>

## ***SUBJECT TO CONTRACT***

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