



Turner Locker

Commercial Property Consultants

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EXETER 155 Fore Street EX4 3AT



**A3 and A5 RESTAURANT / TAKEAWAY
APPROX 70.93 SQ M (763 SQ FT)
TO LET**



LOCATION & DESCRIPTION

This property is situated on the North side of the upper end of Fore Street, on the junction of Fore Street with The Mint, leading to St Nicholas Priory. Known as the West Quarter, the area is well known for its individual shops, fashion and designer clothing, music, arts, crafts and food.

This unit is well laid out with a large display window to Fore Street and a return frontage to The Mint and rear access. There is easy access to the shop via double entrance doors.

Internally the property is fitted as a restaurant / takeaway with substantial ancillary space to the rear. The property is now in need of refurbishment but does include some catering equipment.



APPROXIMATE MEASUREMENTS:

| | |
|---|-------------------------------|
| Restaurant / takeaway (with customer cloakroom) | 5.46 m (W) x 7.92 m (D) |
| Door to: | |
| Kitchen | 5.21 m x 5.18 m |
| 3 steps up to: | |
| Rear storage with rear access and staff cloakroom | 3.68 m x 2.45 m |
| TOTAL | 70.93 sq m (763 sq ft) |

**PLANNING USE**

The shop has A3 and A5 planning permission (restaurant and hot food takeaway).

PROPOSAL

A new lease of negotiable terms is to be agreed at a commencing rental of £21,000 per annum exclusive.

A 3-month rent deposit is required and on in-going the first quarter rent is payable in advance.

RATES: Approximately

| | |
|-----------------|---------|
| Rateable Value: | £12,250 |
| Rates Payable: | £5,880 |



Rates have been taken from the VOA website. Please visit the VOA website to find out if you are eligible for small business rates relief.

VIEWING

By appointment with

Turner Locker

Tel: 01392 201 202

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

SUBJECT TO CONTRACT - EXCLUSIVE OF VAT WHERE APPLICABLE**Misrepresentation Act**

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