



Turner Locker

Commercial Property Consultants

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EXETER

**20 NORTH STREET
EX4 3QS**



**102.88sq.m(1,107sq.ft.)
over 3 levels
To rent (might sell)**

**LOCATION & DESCRIPTION:**

A well-presented premises, comprising a ground floor retail shopfront, with treatment room behind and on 1st & 2nd floors. It has a frontage of 4.2m to North St and is within easy reach of the High Street, the 'Guildhall shopping centre' <https://guildhallshoppingexeter.co.uk/> North Street offers a range of individual businesses with a high level of passing traffic and is close to major city centre car parks.

The premises are well laid out & in good decorative order throughout and benefits from a multiuser entry phone system

Accommodation with approx measurements as follows.**GROUND FLOOR**

Shop with display window of approx 40 sq m (430 sq ft), retail area; 6.94m x 4.32m, this opens to a treatment room of 3.77m x 2.63m. Rear door to side access.

1st FLOOR

Cloakroom toilet with WC and wash basin. Washing dryer area (formerly another toilet) Store cupboard; 1.66m x 0.79m,

Treatment room; 4.43m x 3.55m, front aspect

Staff Kitchen, 5.08m x 2.49m fitted units & sink, plumbing for dish washer. Rear door to fire escape.

2nd Floor

Treatment room; 4.34m x 3.62m front aspect.

Changing area with separate toilet; 3.04m x 2.53m rear aspect.

Treatment room; 3.87m x 2.66m.

TERMS:

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Rental; £16,500 pa on a new lease of negotiable term on full repairing and insuring terms

BUSINESS RATES from VOA Website.

Rateable Value - £11500



ENERGY PERFORMANCE CERTIFICATE

To check EPC information please log onto www.ndepcregister.com and enter the certificate reference number:

VIEWING

Please call Turner Locker & Co

Tel: 01392 201 202

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

SUBJECT TO CONTRACT

EXCLUSIVE OF VAT WHERE APPLICABLE

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