



# Turner Locker

Commercial Property Consultants

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## EXETER TO LET 45/47 FORE STREET HEAVITREE

EX1 2QN



GROUND FLOOR SHOPFRONT  
OFFICES  
84.2m<sup>2</sup> (905 ft<sup>2</sup>)

## **LOCATION**

Heavitree is a popular local shopping centre. No 45/47 is situated on the North side of the Street, next to the 'Curry King' restaurant and only a few metres from the traffic lights in the centre of the retail area. Nearby occupiers include, COOP Supermarket, Heavitree Post Office, and a full range of local shops, pubs and takeaway premises, which serve a large surrounding residential area.

These offices are situated on the ground floor of this prominent building and have been occupied by Kip McGrath English and maths tutoring for several year and before that Fulfords Estate Agents for a great many years.

## **ACCOMMODATION**

Measurements are approximate.

Shop (Right) – 5.32m x 3.51m door to

Office- 4m x 2.95m door to

Kitchen – 2.5m x 1.4m

Staff cloakroom

Shop (Left) –5.6m x 4.3m door to

Office – 4.1m x 2.53m

Rear courtyard 8.5m x 6m

Store 4.47m x 1.74m

Covered Access to North Road with storage

Total 84.2m<sup>2</sup> (905 ft<sup>2</sup>)



## **PROPOSAL**

To be offered on a new lease on negotiable terms at a commencing rental of £14,950 per annum exclusive.

## OTHER COSTS

The annual service charge is currently £295 and there is a 50% contribution to buildings insurance.

## BUSINESS RATES

Taken from the Government VOA website

Rateable Value: £9,700

Rates Payable Small Business rate relief – up to 100% available

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<b>2024 to 2025</b>	<b>54.6 pence Standard multiplier</b>	<b>49.9 pence Small business multiplier</b>
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## ENERGY PERFORMANCE CERTIFICATE REFERENCE NO:

9122-3029-0825-0991-5401.

**VIEWING; Please contact Turner Locker. Tel: 01392 201 202.**

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## SUBJECT TO CONTRACT EXCLUSIVE OF VAT WHERE APPLICABLE

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