



Turner Locker Barnfield

Commercial Property Consultants

Southernhay Lodge
Barnfield Crescent
Southernhay East
Exeter
EX1 1QT

tel: 01392 201 202
fax: 01392 20 20 44

email: management@turner-locker.co.uk
web: www.turner-locker.co.uk

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:

.
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

The particulars in this brochure have been produced in good faith and are designed as a general guide and do not constitute a whole or any part of a contract. All liability, negligence, or otherwise arising from the use of these particulars is hereby excluded. Rents and prices quoted maybe subject to VAT in addition. Prospective purchasers and tenants must decide for themselves as to the accuracy of the information provided.