



Turner Locker Barnfield

Commercial Property Consultants

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EXETER 155 SIDWELL STREET EX4 6RT



Retail Sales A1/A3
62.27sqm (670sq ft)

TO LET



155 Sidwell Street, Exeter, EX4 6RT

LOCATION AND DESCRIPTION; *measurements are approximate.*

This ground floor retail shop unit occupies a busy and visible location between Music Room and Simply Pleasure, in this landscaped section of Sidwell Street with parking spaces in front of the shops, yet only a short walk to John Lewis, 'The Princesshay Shopping Centre' and the many amenities of the High Street. Major car parks are nearby.

ACCOMMODATION (measurements are approximate).

Full width glazed frontage to Sidwell Street.

Retail Shop area; 9.96m x 4.78m = 47.6sqm,
suspended ceiling with recessed lighting, (fitted combined A/C –heat unit not tested).

To the rear of the unit;

Preparation room / kitchen, 4.78m x 3.07m = 14.67sqm,- connecting with;
2 washrooms

Door to outside with hardstanding – space for 1 car, access from Stover Court at the rear.

PLANNING USE CLASS: Current use class; A1/A3

PROPOSAL

The property is offered by way of a new lease on repairing and insuring terms at a commencing rental of £17,500 pa exclusive.

ENERGY PERFORMANCE CERTIFICATE

0350-0134-2099-7399-3096

BUSINESS RATES: RV: £21,750. Rates Payable 2013/14; approx £10,245pa.

VIEWING;

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**SUBJECT TO CONTRACT
EXCLUSIVE OF VAT WHERE APPLICABLE**

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