



Turner Locker Barnfield

Commercial Property Consultants

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**3 South Street
Exeter
EX1 1DZ**



CITY CENTRE RETAIL UNIT TO LET
153 sq m of Retail Area
Plus ancillary space
Total 209 sq m (2248 sq ft)



LOCATION & DESCRIPTION

The shop is situated in Exeter City Centre at the top of South Street at its junction with High Street Fore Street and North Street. This is an excellent location at the walk-through to Cathedral Yard and within approximately 100 metres of the Cathedral itself. With busy passing foot flow the unit has the advantage of being right by the bus stops

The Unit main entrance is from South Street but it has an extensive return frontage to Cathedral Yard. A good sized ground floor is made more interesting by a raised rear area and the 1st floor provides further retail space. The 2nd floor has stock areas and staff kitchen and cloakrooms.



ACCOMMODATION (Approximate Measurements)

Ground Floor

Average internal width 5.8m initial depth to upper area 12.75m

Upper retail area 5.48m x 7.57m

Ground floor retail 109 m²

**1st Floor**

Retail 5.79m x 11.72 plus store

2nd floor

Stock room 1 – 5.96m (max) x 3.95m

Stock room 2 – 4.89 x 3.57 plus staff kitchen & cloakrooms

PLANNING USE A1 Retail

TERMS Property is held on the balance of an 8 year lease from April 2014 at a current rental of £35,000pa. subject to a rent review and break clause in April 2018.

Premium offers invited for the lease.

Business Rates (Taken from the Government VOA website)

Rateable Value – 2015/16 £34,000 Rates Payable – 2015/16 £16,320 approx.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been undertaken

VIEWING

By strict appointment with Turner Locker Barnfield - Tel: 01392 201 202

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

SUBJECT TO CONTRACT

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