



Turner Locker Barnfield

Commercial Property Consultants

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EXETER **153 SIDWELL STREET** **EX4 6RT**



Retail Sales A1
64.70 sq m (696 sq ft)

TO LET



153 Sidwell Street, Exeter, EX4 6RT

LOCATION AND DESCRIPTION; *measurements are approximate.*

This ground floor retail shop unit occupies a busy and visible location 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: 64.70 sq m (696 sq ft)

Door to outside with, access from Stover Court at the rear.

PLANNING USE CLASS: Current use class; A1

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

0020-2062-0341-7710-3014

BUSINESS RATES: Rateable Value 2016/17 £21,250 approx

Rates Payable 2016/17 £9,817.50 approx

VIEWING;

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

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