



**Turner Locker**  
Commercial Property Consultants

## **EXETER**

### **141 FORE STREET**

**EX4 3AN**



### **A1 RETAIL SHOP**

**APPROX 34.6 SQ M (373 SQ FT)**

**TO LET**

**141 Fore Street, Exeter, EX4 3AN.**

**LOCATION &  
DESCRIPTION**

The property is situated on the North side of Fore Street, just up from the junction with Bartholomew Street & West Street. Known as the West Quarter, the area is well known for its individual shops, fashion & designer clothing, music, arts and crafts. This unit is well laid out with a large display window to Fore Street and a return frontage to the pedestrian access to Chandlers Court at the rear. There is easy access to the shop via double entrance doors.

Internally it is well appointed with a laminated floor and fitted cloakroom with toilet and wash basin.

(fittings available by negotiation)



Approximate dimensions are as follows:

Retail area; 8.55m x 3.29m including the deep display window. Steps up to a further retail area, 2.8m x 2.34m.

In all approx; **34.6 sq m (373 sq ft)**

**PLANNING USE**

The Shop has A1 planning permission.  
(Retail - non-food use)

**PROPOSAL**

A new lease of negotiable term at a commencing rental of £9,300 per annum exclusive. Insurance contribution is currently £272 pa

A 3 month rent deposit is required and on in-going the first quarter rent is payable in advance.

**RATES**

Rateable Value: £6500 draft 2017 valuation  
Rates Payable Approx: £2,950 before any small business rates relief.

**VIEWING**

By appointment with Turner Locker  
Tel: 01392 201 202

**141 Fore Street, Exeter, EX4 3AN.**

Email; [mark@turner-locker.co.uk](mailto:mark@turner-locker.co.uk)  
[www.turner-locker.co.uk](http://www.turner-locker.co.uk)

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

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