



Turner Locker Barnfield

Commercial Property Consultants

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Barnfield Crescent
Southernhay East
Exeter
EX1 1QT

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14B
Lower North Street
Exeter
EX4 3ET



Retail Unit with A1 Planning Consent
TO LET
£5,000 p.a.
Parking available



DESCRIPTION & LOCATION

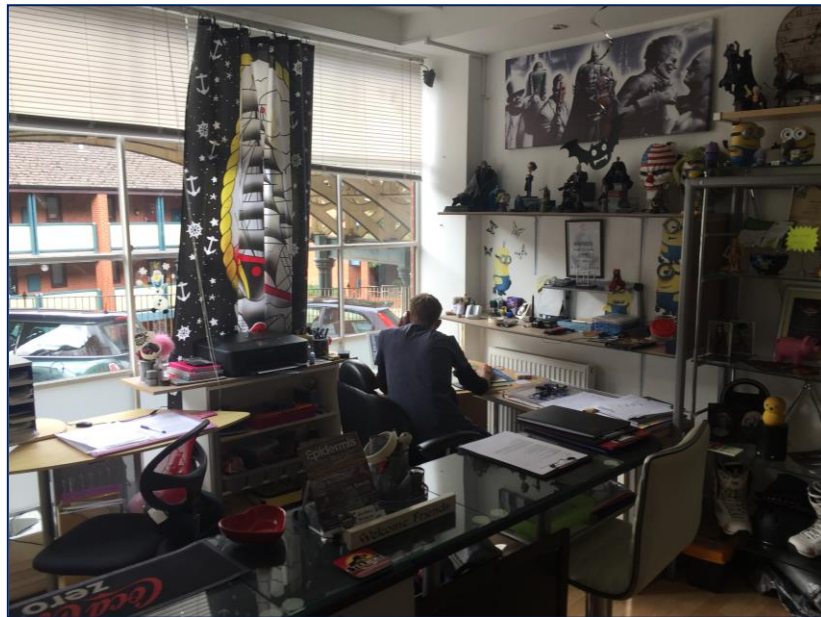
Situated on Lower North Street, under the iron Bridge, 14B is within easy walking distance of the City Centre. Nearby occupiers include Starz Bar, Kirkham and Gould and Body Language beauty salon.

ACCOMMODATION and PROPOSAL

A new lease is proposed for a term to be agreed at a rental of £5,000 p.a. Service charge is £138.79 half yearly.

The property will be cleared of equipment and re-decorated before new tenants move in.

<u>Accommodation</u>	<u>Area sq m</u>	<u>Area sq ft</u>
Frontage	3.96	13
Internal width	3.66	12
Shop depth	4.88	16
Ground floor	15.24	164
Basement	7.71	83



PLANNING

Planning consent is for A1 Retail.

PARKING

There is parking available at an extra cost. Please enquire for more information.



RATES

Tenants will be responsible for their own business rates although these should be subject to small business rates relief. Enquiries should be made through Exeter City Council.

Rateable Value: £4,050
Rates Payable: £1,887

VIEWING

Viewings are by appointment only with **Turner Locker Barnfield** as letting agents for the building.

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SUBJECT TO CONTRACT - EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act

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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.