



Turner Locker Barnfield

Commercial Property Consultants

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CITY CENTRE RETAIL UNIT TO LET

**4 South Street
Exeter
EX1 1DZ**



58 sq m of Retail Area

**By assignment with planning approval for a
dental practice (Use Class D1)**



LOCATION AND 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.

Currently arranged as a dental surgery, the premises are suitable for a wide variety of medical or quasi medical uses and being returned to A1 retail with planning approval.



ACCOMMODATION - Approximate Measurements

The Ground Floor is approximately 11.5 x 5.05 sq m and currently arranged as follows:

<u>Area</u>	<u>Size</u>
Reception area with bespoke desk and treatment area	5.86 x 5.06 sq m
Surgery	3.80 x 1.95 sq m
Treatment room	2.12 x 1.75 sq m
Disability complaint WC	
Lobby with door to rear secure outside area, ideal for bicycles and bins	
Kitchenette area	1.66 x 1.43 sq m
TOTAL	58 sq m

PLANNING USE

The shop had been previously used as a dental practice. Use class is currently D1.

TERMS

The property is held on the balance of an 8 year lease (outside of the Landlord and Tenant Act 1954) from 13th April 2015, at a current rental of £19,000 per annum, subject to a rent review and break clause in April 2019.



Business Rates – Approximate

Rateable Value: £19,250
Rates Payable: £9,490

Taken from the Government VOA website.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been undertaken, please [click here](#) to view.

VIEWING

By strict appointment with Turner Locker Barnfield

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

SUBJECT TO CONTRACT

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