



# Turner Locker Barnfield

Commercial Property Consultants

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**EXETER**  
**121 FORE STREET**  
**EX4 3JQ**



**RETAIL SHOP INVESTMENT**  
**85.45 SQ M / 919 SQ FT**

**FOR SALE**



## LOCATION & DESCRIPTION

The premises are situated on Fore Street, Exeter, in the midst of this shopping area which is fast becoming known for its range of individual retailers, especially music, clothing, outdoor pursuits and cafes. The Exeter Picturehouse is only a stone's throw away, along with the popular McCoy's Arcade.

The unit is a lock up shop on two levels with ancillary storage and a rear courtyard. The unit is let and fully fitted out as a popular and well established hair salon; **Eclipse Hair Design**.



## ACCOMMODATION/MEASUREMENTS (all measurements are approximate)

The unit is arranged as follows:

<u>Area</u>	<u>Size</u>
Gross frontage	5.48 sq m (max). Including entrance to flats over.
Built depth	10.2 sq m
Initial retail area	2.7 sq m (W) x 4.4 sq m (D). Then widening to 3.7 sq m
Steps up to:	
Second retail area	6.7 sq m x 5.35 sq m
Lobby	2.27 sq m x 1.95 sq m
Steps up to:	
Store/staff room	3.77 sq m x 3.62 sq m
Cloakroom and Kitchenette	
Rear yard	6.44 sq m x 6.20 sq m



## **PROPOSAL**

Offers are invited in the region of £120,000 for the freehold.

The premises are currently let on repairing and insuring terms for a lease of 15 years from November 2010 at £9,950 per annum.

## **RATES - Approximate**

Rateable Value :                      £7,800

## **VIEWING:**

To arrange a viewing please contact:

**Turner Locker Barnfield**

**Tel: 01392 201202**

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***Subject to Contract – Exclusive of VAT where applicable***

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