



Turner Locker

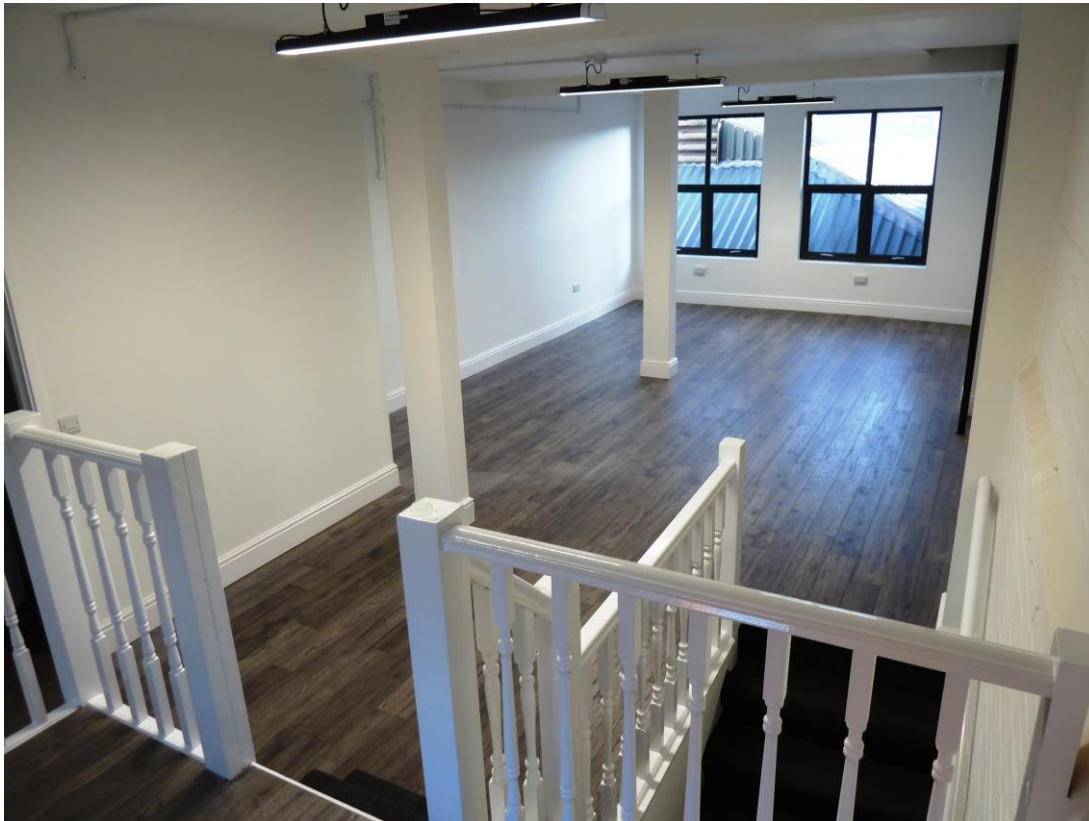
Commercial Property Consultants

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**EXETER
UNIT B
Bartholomew Studios
Bartholomew Street West
EX4 3AJ**



**OFFICE STUDIO SPACE
APPROX 55 SQ M (591 SQ FT)
TO LET**



LOCATION & DESCRIPTION

Bartholomew Studios are to the rear of McCoys Arcade is situated just off Fore Street on Bartholomew Street West . The arcade itself is well known and offers a unique undercover shopping area with a diverse range of Fashion, Designer & Retro Clothing, Fashion Accessories, Music, Musical Instruments, Games & Gifts and a popular pavement style Cafe.

These newly created offices are situated the rear of arcade with access past the Picture House Arts cinema. The offices are self-contained with their own cloakrooms and kitchenette.

APPROXIMATE MEASUREMENTS:

Depth	11.22m
Internal average width:	4.90m
Gross area:	55 sq m (591 sq ft)

PLANNING USE

B1 offices

PROPOSAL

A new lease is to be agreed at a rental of £5,000 per annum exclusive, a 3-month rent deposit is required.

OTHER COSTS: Approximate

Annual Service Charge:	£225 per quarter
Variable Buildings Insurance:	£80 per annum

RATES: Approximately

Rateable Value:	£	to be re assessed
Rates Payable 2018:	£	



Rates have been taken from the VOA website.

VIEWING

By appointment with

Turner Locker

Tel: 01392 201 202

Email: mark@turner-locker.co.uk

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

SUBJECT TO CONTRACT - EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act

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