



Turner Locker Barnfield

Commercial Property Consultants

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**2nd Floor Office
57 High Street
EXETER
EX4 3DJ**



Approximately 55.8 sq m/600 sq ft



LOCATION AND DESCRIPTION

A self-contained office suite on the second floor of a period building, opposite the Guildhall Shopping Centre, in the heart of Exeter's high street shopping area. It is a light and airy open plan office with gas central heating and shared access to a kitchenette and WC's. There is a shared use of the glazed ground floor door on to the high street which is also used for advertising purposes.

ACCOMMODATION - Approximate Measurements

The Ground Floor is approximately **55.8 sq m / 600 sq ft.**



PROPOSAL

A new lease of negotiable terms is offered at a rental of £6,500 per annum exclusive. The suite is responsible for 20% of the maintenance by way of a service charge.

Business Rates – Approximate

Rateable Value: £5,400

Rates Payable: £2,592

Taken from the Government VOA website. Please check the website to see if you are eligible for small business rates relief (SBRR).

ENERGY PERFORMANCE CERTIFICATE

Certificate Number: 0695-9163-9930-1600-3823

EPC Rating: D



VIEWING

By strict appointment with Turner Locker Barnfield

Tel: 01392 201 202

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

SUBJECT TO CONTRACT

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