



Turner Locker

Commercial Property Consultants

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137 Fore Street Exeter EX4 3AN

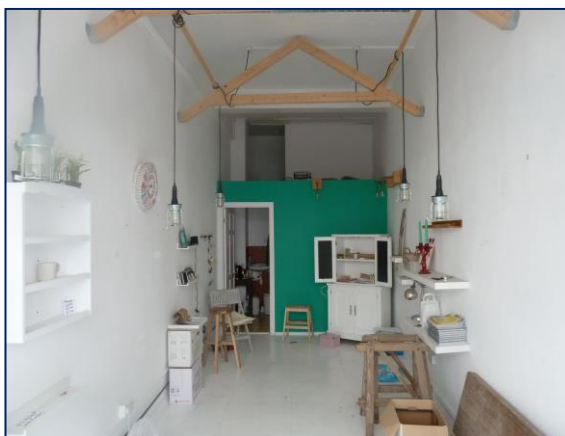


TO LET
A1 RETAIL SHOP
Approx. 29 SQ M / 300 SQ FT

LOCATION AND DESCRIPTION

No. 137 is situated on the North side of Fore Street, just up from the junction with Bartholomew Street and West Street and close to the popular McCoy Arcade.

This area is well known for fashion and designer clothing, specialist stores, pubs, mixed cuisine and arts and crafts.



MEASUREMENTS: Approximate

Frontage:	2.82 m
Internal width at entrance:	2.51 m
Internal width at rear:	2.72 m
Internal depth:	10.65 m
Approximate net area:	29 sq m / 300 sq ft

There is a hand basin and WC at the back of the space.

PLANNING USE

The shop has A1 planning permission (retail, non-food use).

PROPOSAL

A new lease is offered on negotiable terms at a rental of £6,500 per annum exclusive. A rent deposit of £1,625 is required, which is held for the term of the lease.

PROPOSAL: Approximate

Rateable Value:	£5,700
Rates Payable:	£2,736

A new tenant may be eligible for small business rates relief. Please contact Exeter City Council for more information.

VIEWING

By appointment only with **Turner Locker Barnfield:**

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SUBJECT TO CONTRACT

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