



# Turner Locker

Commercial Property Consultants

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## EXETER

45/47 FORE STREET  
HEAVITREE

EX1 2QN



GROUND FLOOR SHOPFRONT  
OFFICES TO LET  
84.2m<sup>2</sup> (905 ft<sup>2</sup>)

## **LOCATION**

Heavitree is a popular local shopping centre. No 45/47 is situated on the North side of the Street, next to the 'Curry King' restaurant and only a few metres from the traffic lights in the centre of the retail area. Nearby occupiers include, COOP Supermarket, Heavitree Post Office, and a full range of local shops, pubs and takeaway premises, which serve a large surrounding residential area.

These offices are situated on the ground floor of this prominent building and have been occupied by Fulfords Estate Agents for a great many years. They are about to undergo a refurbishment.

## **ACCOMMODATION**

Measurements are approximate.

Shop (Right) – 5.32m x 3.51m door to

Office- 4m x 2.95m door to

Kitchen – 2.5m x 1.4m

Staff cloakroom

Shop (Left) – 5.6m x 4.3m door to

Office – 4.1m x 2.53m

Rear courtyard 8.5m x 6m

Store 4.47m x 1.74m

Covered Access to North Road with storage

Total 84.2m<sup>2</sup> (905 ft<sup>2</sup>)



## **PROPOSAL**

To be offered on a new lease on negotiable terms at a commencing rental of £14,950 per annum exclusive. NB to property will be 'refurbished' once vacated.

### **OTHER COSTS**

The annual service charge is currently £295 and there is a 50% contribution to buildings insurance.

### **BUSINESS RATES**

Taken from the Government VOA website

Rateable Value: £11750 per annum

Rates Payable (2019/20) £5769 per annum approx: before Small Business rate relief – up to 100% available

### **ENERGY PERFORMANCE CERTIFICATE REFERENCE NO:**

9122-3029-0825-0991-5401.

**VIEWING; Please contact Turner Locker. Tel: 01392 201 202.**

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**SUBJECT TO CONTRACT EXCLUSIVE OF VAT WHERE APPLICABLE**

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