



Turner Locker

Commercial Property Consultants

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EXETER 68 BARTHOLEMW STREET WEST EXETER EX4 3AJ



**A1 RETAIL SHOP
APPROX 56.16 SQM (604 SQFT)
TO LET**



LOCATION & DESCRIPTION

The property is situated close to the Street's junction with Fore Street close to the **Exeter Picturehouse**. The area is well known for fashion & designer clothing, specialist stores, pubs, mixed cuisine, arts and crafts.



APPROXIMATE MEASUREMENTS

Internal width - 4.2m widening to 5.57m after approx 5.5 m.

Shop depth: 11.7m approx

Approx net area: 56.16 sq m (604 sq ft) Inc. toilet. & Kitchenette.

PLANNING USE

The Shop has A1 planning permission. (Retail - non-food use)

PROPOSAL

A new lease of negotiable terms at a rental of £9,950 per annum exclusive.

RATES

From VOA Website; RV £8900, Rates Payable 2014/15 approx; £4003

A new tenant may be eligible for small business rates relief.

VIEWING

By appointment with Turner Locker

TEL: 01392 201 202

Website: www.turner-locker.co.uk



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

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