



Turner Locker

Commercial Property Consultants

Southernhay Lodge
Barnfield Crescent
Southernhay East
Exeter
EX1 1QT

tel: 01392 201 202
fax: 01392 20 20 44

email: mark@turner-locker.co.uk
web: www.turner-locker.co.uk

**132 Fore Street
Exeter
EX4 3AN**



TO LET
A1 RETAIL SHOP
Approx. 60.9 SQ M / 655 SQ FT

LOCATION AND DESCRIPTION

No. 132 is situated on the North side of Fore Street on the junction with return frontage to Bartholomew Street and close to the popular McCoy Arcade & the 'Picture House' cinema



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

MEASUREMENTS: Approximate

Frontage(Fore st) : 6 m

Internal width : 5.43 m max

Rear showroom : 3.9 m x 2.87 m

Store room: 10.65 m

With door to Bart St West & cloakroom 4.9m x 3.7m approx

Approximate net area: 60.9 sq m / 655 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

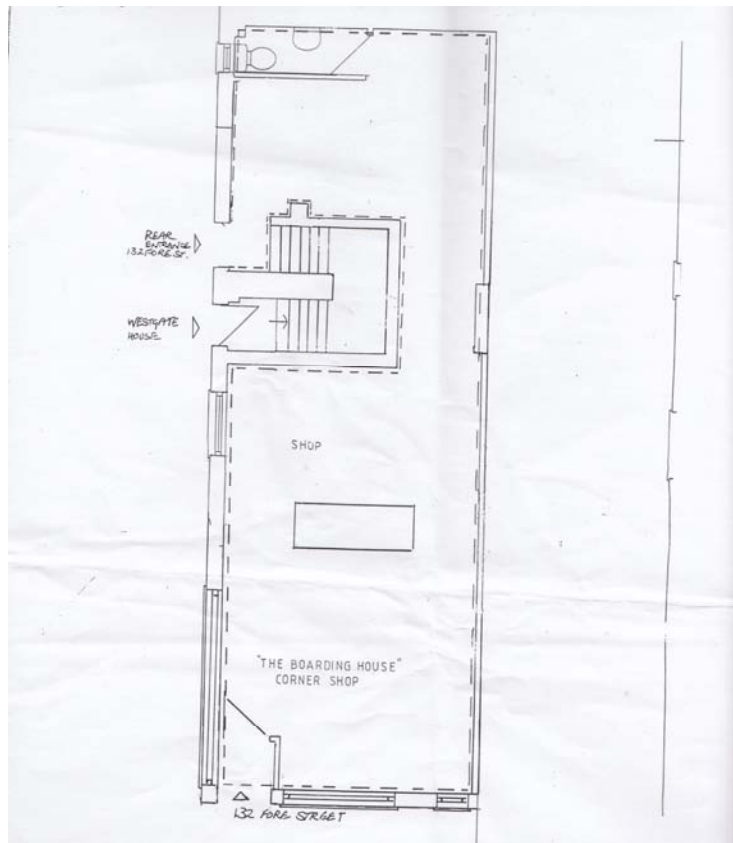
A new lease is offered on negotiable terms at a rental of £9950 per annum exclusive. A rent deposit of £2487.50 is required, which is held for the term of the lease.

RATES – Small Business rate relief will be available up to 100%

Rateable Value: £8900

Rates Payable: £

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** :

Tel: 01392 201202
Email: mark@turner-locker.co.uk
Website: <http://www.turner-locker.co.uk>

SUBJECT TO CONTRACT

The particulars in this brochure have been produced in good faith and are designed as a general guide and do not constitute a whole or any part of a contract. All liability, negligence, or otherwise arising from the use of these particulars is hereby excluded. Rents and prices quoted maybe subject to VAT in addition. Prospective purchasers and tenants must decide for themselves as to the accuracy of the information provided.