



Turner Locker

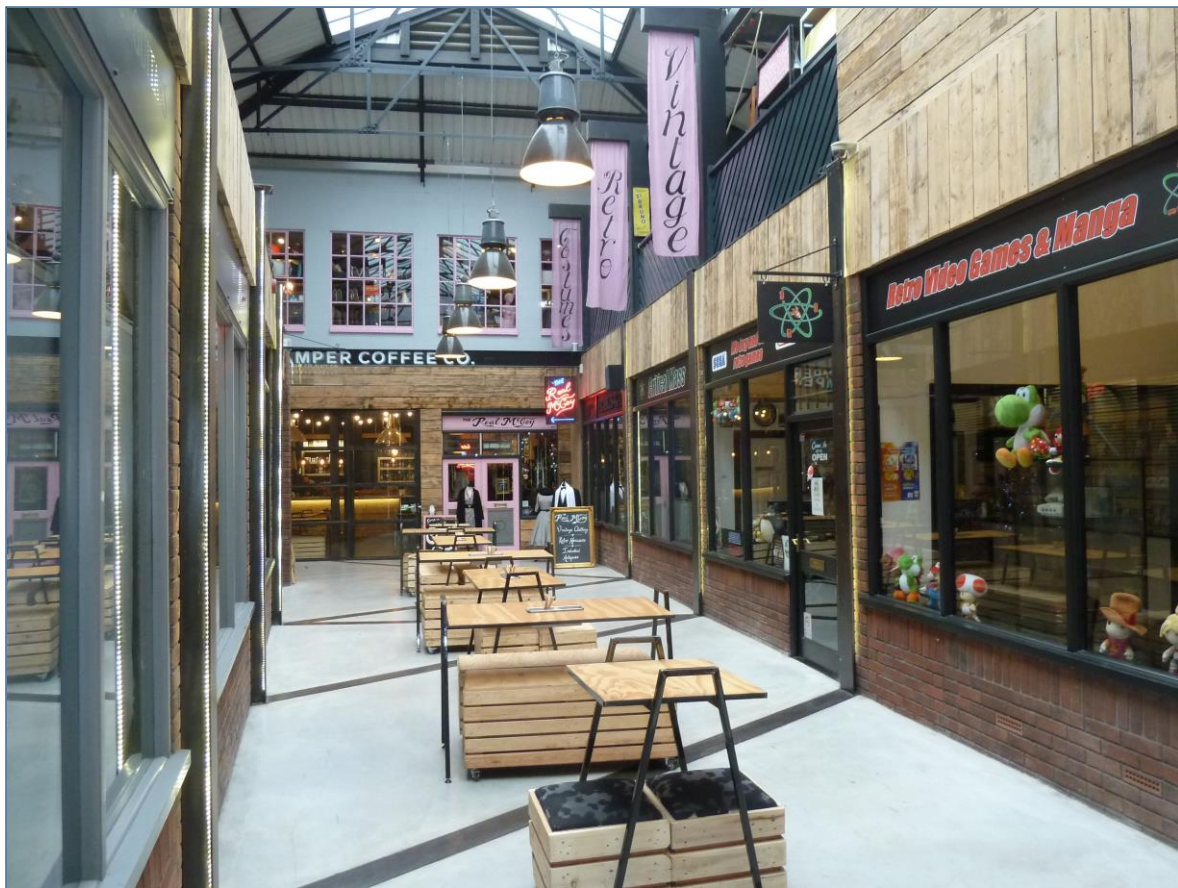
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EXETER 7-10 McCOYS ARCADE FORE STREET EX4 3AN



RETAIL ARCADE UNIT

TO LET

APPROX 44.89 SQ M (483 SQ FT)

Additional storage available

LOCATION & DESCRIPTION

McCoys Arcade is in Fore Street, near the junction with Bartholomew Street and West Street. It is a well known Arcade which offers a unique undercover shopping area with a diverse range of Fashion, Designer and Retro Clothing, Accessories, Music, Musical Instruments, Games and Gifts and a popular pavement style cafe.

MEASUREMENTS

Unit 7-10 measures approximately **44.89 sq m (483 sq ft)**.

PLANNING USE

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

PROPOSAL

Assignment of a 3 year lease ending 13.07.21 at £8,750 pa exclusive, a 3 month rent deposit is required.

OTHER COSTS

There is a variable annual service charge which is currently approximately £209 per quarter.
Buildings insurance is currently approximately £ p.a.

RATES

Rateable Value is £8,500

Please note that 100% small business rates relief should be available.

VIEWING

Viewing is by appointment with **Turner Locker**

Tel: 01392 201 202

Email: www.admin@turner-locker.co.uk

Website: www.turner-locker.co.uk

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

Misrepresentation Act

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