



# Turner Locker

Commercial Property Consultants

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## EXETER

**5a NEW BRIDGE STREET  
EX4 3JW**



## TO LET

**RETAIL SHOP UNIT  
APPROX 57.68 sq m (620 sq ft)**



## LOCATION & DESCRIPTION

This is a very prominent retail unit at the bottom of New Bridge Street/Fore Street visible from the inner bypass and the Exe Bridges roundabout. Part of Fore Street's bustling independent community, the unit is within easy walking distance of both the city's main High Street and St. Thomas shopping centre. There is on-street parking opposite the property and a number of car parks within easy walk.



## ACCOMMODATION

Approximate measurements comprise:-

Ground Floor Retail Showroom	
Shop Frontage	8.9 m
Maximum Shop Depth	6.m
Store Room	0.9 m x 2.3m
Toilet and lobby	0.9m x 2.2m

## PROPOSAL

The shop is available on a new FRI lease and negotiable term at a commencing rental of £8,500 per annum.



## RATES

We have been verbally informed by Exeter City Council as follows:-

Rateable Value           - £8,200 per annum  
Rates Payable            - £4,091.80 per annum

**SERVICE CHARGE**     To be advised.

## ENERGY PERFORMANCE CERTIFICATE

<https://find-energy-certificate.service.gov.uk/energy-certificate/3294-2508-8696-7094-8619>

**VIEWING:**                **Turner Locker 01392 201 202**  
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**SUBJECT TO CONTRACT**  
**EXCLUSIVE OF VAT WHERE APPLICABLE**

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