

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

# 5 OLD TIVERTON ROAD EXETER EX4 6LD



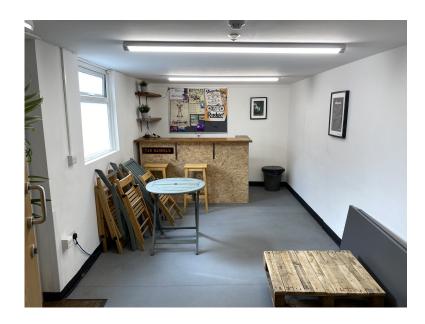
TO LET
Office/store
With parking space
Totalling 29.6 sq.m (318 sq.ft.)



## **LOCATION & DESCRIPTION**

The property is prominently situated on the corner of Old Tiverton Road and St James Road, close to the junction of Old Tiverton Road, Sidwell Street and the Western Way Inner By-pass.

It comprises the ground floor self-contained unit. The office/store can be divided into two areas



It has its own cloakroom and kitchenette. There is parking a vehicle in front of the property.

## **ACCOMMODATION (Approximate Measurements)**

Office – 9.01m x 2.8m with dividing doors & door to outside Door to kitchenette 1.9m x 2.3m door to outside & cloakroom



#### Outside

Enclosed outside area suitable for parking a single car



## **PROPOSAL**

The premises are offered on a new lease of negotiable terms on contributory insuring & repairing terms at a commencing rental of £400 pcm

Unit has a submeter for electricity & water

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**RATES**: we have been verbally informed by Exeter City Council as follows

Rateable Value £

Rates Payable £ approx. (per annum) 100% SBRR available

## **VIEWING**

By appointment with Turner Locker - Tel: **01392 201 202** http://www.turner-locker.co.uk/ mark@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.