



Turner Locker Barnfield

Commercial Property Consultants

Southernhay Lodge
Barnfield Crescent
Southernhay East
Exeter
EX1 1QT

tel: 01392 201 202
fax: 01392 20 20 44

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

EXETER **154 SIDWELL STREET** **EX4 6RT**



Retail Sales A1
434 sq. m (4,669sq FT)
Over ground, 1st & 2nd floors

TO LET



LOCATION AND DESCRIPTION; *measurements are approximate.*

This ground floor retail unit with large 1st floor showroom and 2nd floor stores occupies a busy and visible location in this landscaped section of Sidwell Street with parking spaces in front of the shops, yet only a short walk to John Lewis, 'The Princesshay Shopping Centre' and the many amenities of the High Street. Major car parks are nearby.



ACCOMMODATION (measurements are approximate).

Ground floor retail unit with rear access and large 1st floor retail showroom over with storage on the second floor

Full width glazed frontage to Sidwell Street.

Retail Shop area: 81.3 sq m (874 sq. ft) Grd storage 30 sq. m

1st floor showroom 166.8 sq. m (1795 sq. ft + storage of 69.5 sq. m (ft

2nd floor stores 71.5 sq. ft (769 sq. ft)

Door to outside with, access from Stover Court at the rear.

PLANNING USE CLASS: Current use class; A1

PROPOSAL

The property is offered by way of a new lease on repairing and insuring terms at a commencing rental of £35,000 pa exclusive.

ENERGY PERFORMANCE CERTIFICATE



154 Sidwell Street, Exeter, EX4 6RT

BUSINESS RATES Current rateable value (1 April 2023 to present)
£34,750

VIEWING;
Turner Locker Barnfield T: 01392 201 202
mark@turner-locker.co.uk

www.turner-locker.co.uk

SUBJECT TO CONTRACT
EXCLUSIVE OF VAT WHERE APPLICABLE

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