



Turner Locker

Commercial Property Consultants

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Rear of 5 OLD TIVERTON ROAD EXETER EX4 6LD



**TO LET
Office/store
With 1 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 2 year lease of negotiable terms on contributory insuring & repairing terms at a commencing rental of £400 pcm with £500 deposit.

The unit has a submeter for electricity & water.

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

Rateable Value £ 5,200

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

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