



Turner Locker

Commercial Property Consultants

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EXETER

TO LET

57 High Street

EX4 3DJ



1st FLOOR STUDIO/OFFICES

APPROX 50.55 SQ M (550 SQ FT)

New agreement

LOCATION & DESCRIPTION A self-contained studio/office suite on the 1st floor of a period building, opposite 'The Guildhall' in the centre of Exeter's prime High Street shopping area. Light airy open plan offices overlook the city's Historic Guildhall a very well know local landmark. The offices have gas central heating and their own separate cloakroom and kitchenette. There is shared use of glazed ground floor door onto the High Street, for advertising purposes.

The suite comprises a general office with kitchenette and wc and a private office overlooking the High St with its own cloakroom.

Main area is 7.20m x 3.m widening to 6m at the rear
Front office is 5.8m x 3.7m

PROPOSAL £5995 per annum exc. for a new lease of negotiable term. The suite is responsible for 15% of the maintenance by way of the service charge.

BUSINESS RATES- Rateable Value £6900

Small Business Rate Relief (SBRR) currently means that eligible ratepayers will pay no rates on properties with rateable values up to £6,000, with a tapered relief of between 100% and 0% for properties with rateable values between £6,001 and £12,000.

ENERGY PERFORMANCE CERTIFICATE

Certificate No: 9335-3096-0689-0103-5691



VIEWING

By appointment with the Agents: Turner Locker, Southernhay Lodge, 1A Barnfield Crescent, Exeter EX1 1QT

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SUBJECT TO CONTRACT EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act

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