



Turner Locker Barnfield

Commercial Property Consultants

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**134 FORE STREET
LOWER GROUND FLOOR
EXETER
EX4 3AN**

RETAIL UNIT TO LET



Approx. 92.25 m2 (1011 ft2)



DESCRIPTION & LOCATION

This is large, well appointed retail unit, situated on Fore Street, near the junction of Batholomew Street and West Street, in the well-known heart of Exeter's 'West Quarter', with its individual retailers, fashion and designer clothing, pubs, mixed cuisine and the Picture House Cinema.

Outside steps are included within the demise. WC and changing rooms, recently built within the unit, with new contemporary lighting and a rewire. It has air conditioning/heating units.

There is also potential for remodelling the internal layout to suit a diverse range of retail purposes.

134 Fore Street, is conveniently close to the M5 motorway and within walking distance of St David's and Central train stations, with Exeter bus station also within walking distance. The location is ideal for access to the city centre car parks and shops.



ACCOMMODATION & PROPOSAL

Retail unit, of approx. 95.25 m2 (1011 ft2)

We are offering the unit on a fully repairing and insuring lease at a rent of £11,000 per annum.

A rent deposit may be required from prospective tenants.

VAT is not payable on any rents or service charge.



Rateable Value

£18,750 per annum

Viewing by appointment with **Turner Locker Barnfield** as letting and managing agents for the building.

Tel: **01392 201 202**

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SUBJECT TO CONTRACT - EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act

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