



# Turner Locker Barnfield

Commercial Property Consultants

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**136 FORE STREET  
EXETER  
EX4 3AN**

## RETAIL UNIT TO LET



**Approx. 39.11 m2 (421 ft2)**



## DESCRIPTION & LOCATION

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.

Currently comprised of two main rooms, with additional WC and store cupboard to the rear of the unit. There is excellent glass frontage that would suit a variety of retail uses.

136 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. 39.11 m<sup>2</sup> (421 ft<sup>2</sup>)

We are offering the unit at a rent of £9,600 per annum.  
A rent deposit may be required from prospective tenants.

VAT is not payable on any rents or service charge.

### Rateable Value

Qualifying tenants will be eligible for 100% small business rates relief.

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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