



Turner Locker Barnfield

Commercial Property Consultants

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UNIT 23 McCOY'S ARCADE FORE STREET EXETER EX4 3AN

RETAIL UNIT TO LET



DESCRIPTION & LOCATION

Retail unit within the well established and well known McCoys Arcade on Fore Street, Exeter. Three flexible size option retail shells with three space/area options to let. This is a fantastic opportunity to rent a blank canvas unit in McCoys Arcade. Situated near the junction of Batholomew Street and West Street.



The Arcade itself, is well known for its diverse range of fashion, designer and retro clothing, artisan foods and gifts within a unique undercover shopping area which also hosts a popular pavement style café.



ACCOMMODATION & PROPOSAL

Retail usage unit, comprising of a three space/area option to let and the size options range from 32 m² – 100 m² (344 ft² – 1076 ft²)

Option 1	32 m ² /344 ft ²
Option 2	79 m ² /850 ft ²
Option 3	100 m ² /1076 ft ²

A new lease with a rent of £4,500 - £9,600 per annum and service charge: Approx. £500 - £2,000 per annum

VAT is not payable on any rents or service charge

Rateable Value

Currently under assessment



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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