

# To let

Viewing by prior appointment with Damian Cook MRICS Vicky Bandyszewska

(01392) 202203

damian@sccexeter.co.uk vicky@sccexeter.co.uk

# 41 - 42 High Street, Exeter, EX4 3DJ

Prominent double width frontage

Prime city centre location

High footfall opposite Marks and Spencer

Ground and first floor sales PLUS generous ancillary space

New lease available

Rent: £100,000 p.a

strattoncrebercommercial.co.uk

# Location

41 - 42 High Street occupies a prime city centre location immediately opposite Marks and Spencer, close to Waterstones, Skechers, Costa Coffee, Ernest Jones, Burger King and the Guildhall Shopping and Dining Centre.

# Description

This property comprises a mid terraced Grade II\* listed building with accommodation over 5 storeys, sales on the ground and first floors plus ancillary space on second, third and basement floors.

# Accommodation

The unit comprises the following net floor areas:

Ground floor sales:	133.50 sq m	1,437 sq ft
Ground floor staff area:	8.27 sq m	89 sq ft
First floor sales:	124.76 sq m	1,343 sq ft
Second floor ancillary	86.68 sq m	933 sq ft
Third floor ancillary	95.22 sq m	1,025 sq ft
Basement ancillary	66.98 sq m	721 sq ft

### Lease Terms

Offered by way of a new lease on full repairing and insuring terms at an initial rent of £100,000 per annum. All other terms by negotiation.

### **Business Rates**

Rateable value: £140,000

Rates payable: For the period 6th April 2020 to 5th April

2021 the rates payable are estimated at

£71,680.

# Viewing & Further information

Strictly by appointment through the agents:

## Stratton Creber Commercial

20 Southernhay West, Exeter, EX1 1PR

Contact: Damian Cook MRICS

Vicky Bandyszewska

Tel: (01392) 202203

Email: <u>damian@sccexeter.co.uk</u>

vicky@sccexeter.co.uk

### Savills

Embassy House, Queens Avenue, Bristol, BS8 1SB

Contact: Peter Clayton

Tel: 01179102205 / 07771954096

Email: pclayton@savills.com



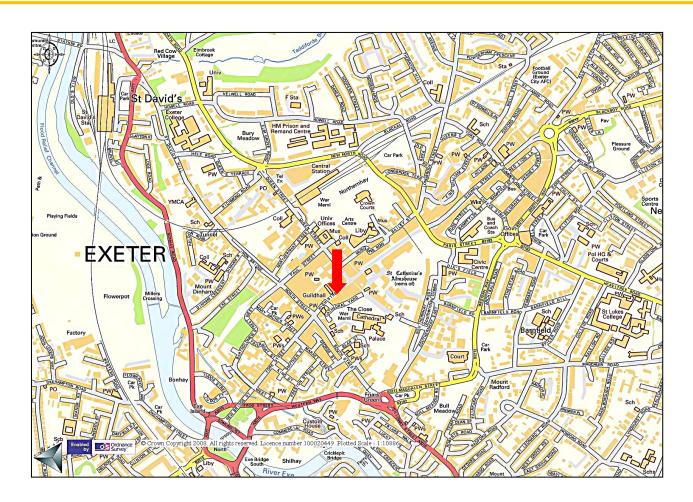
#### VAT

VAT is chargeable where applicable.

# **Legal Costs**

Both parties to bear their own legal costs in the transaction.







# **Exeter Office**

20 Southernhay West, Exeter, EX1 1PR

T: (01392) 202203

F: (01392) 203091

E: info@sccexeter.co.uk

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