



To let

41 - 42 High Street, Exeter, EX4 3DJ

Viewing by prior appointment
with Damian Cook MRICS
Vicky Bandyszewska

(01392) 202203

damian@sccexeter.co.uk

vicky@sccexeter.co.uk

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.

VAT

VAT is chargeable where applicable.

Legal Costs

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

Viewing & Further information

Strictly by appointment through the agents:

Stratton Creber Commercial
20 Southernhay West, Exeter, EX1 1PR

Contact: Damian Cook MRICS
Vicky Bandyszewska

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Savills

Embassy House, Queens Avenue, Bristol, BS8 1SB

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