



To let

47 High Street, Exeter, Devon, EX4 3DJ

Viewing by prior appointment
with Damian Cook MRICS /
Vicky Bandyszewska

(01392) 202203

damian@sccexeter.co.uk

vicky@sccexeter.co.uk

Prime city centre location

High footfall opposite Marks & Spencer

Ground floor sales PLUS generous ancillary space

New lease available

Business rates relief available

Rent: £50,000 per annum

strattoncrebercommercial.co.uk

Location

47 High Street occupies a prime city centre location opposite Marks and Spencer, adjacent to Waterstones, with Ernest Jones, Burger King, Costa Coffee, Skechers, and the Guildhall Shopping and Dining Centre close by.

Description

This property comprises a mid terraced Grade II listed building with accommodation over 4 storeys, sales on the ground floor plus ancillary space on first, second, third and basement floors. Ancillary space includes a WC and staff kitchen facilities.

Accommodation

The unit comprises the following approximate net floor areas:

Ground floor sales:	52.40 sq m	564 sq ft
Ground floor ancillary:	16.26 sq m	175 sq ft
First floor ancillary:	42.19 sq m	454 sq ft
Second floor ancillary:	60.97 sq m	656 sq ft
Third floor ancillary:	36.33 sq m	391 sq ft
Basement:	13.01 sq m	140 sq ft

Lease Terms

Offered by way of a new lease on a full repairing and insuring terms at an initial rent of **£50,000 per annum**. All other terms by negotiation.

Business Rates

Rateable value: £48,750

For the period 6th April to 30th June 2021 premises with a rateable value of £51,000 or below will qualify for 100% Business Rates Relief.

For the period 1st July 2021 to 5th April 2022 premises with a rateable value of £51,000 or below will qualify for a 66.6% reduction in Business Rates.

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

Tel: (01392) 202203

Email: damian@sccexeter.co.uk
vicky@sccexeter.co.uk

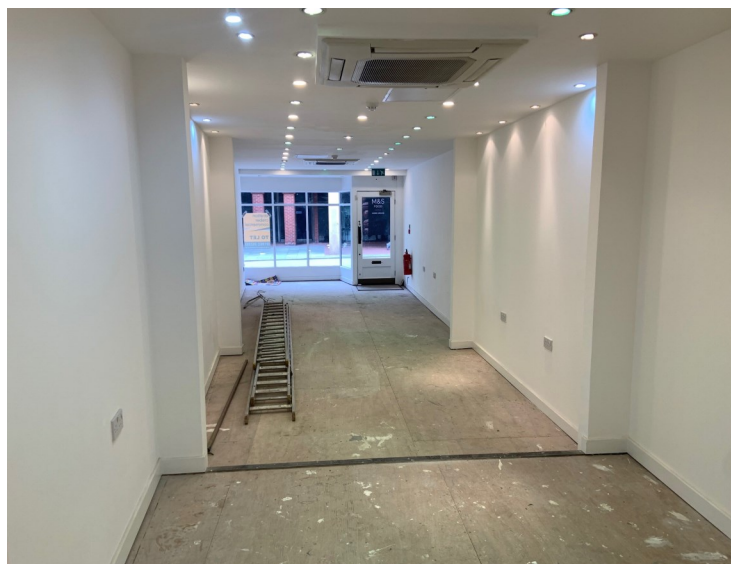
Savills

Embassy House, Queens Avenue, Bristol, BS8 1SB

Contact: Peter Clayton

Tel: 01179102205 / 07771954096

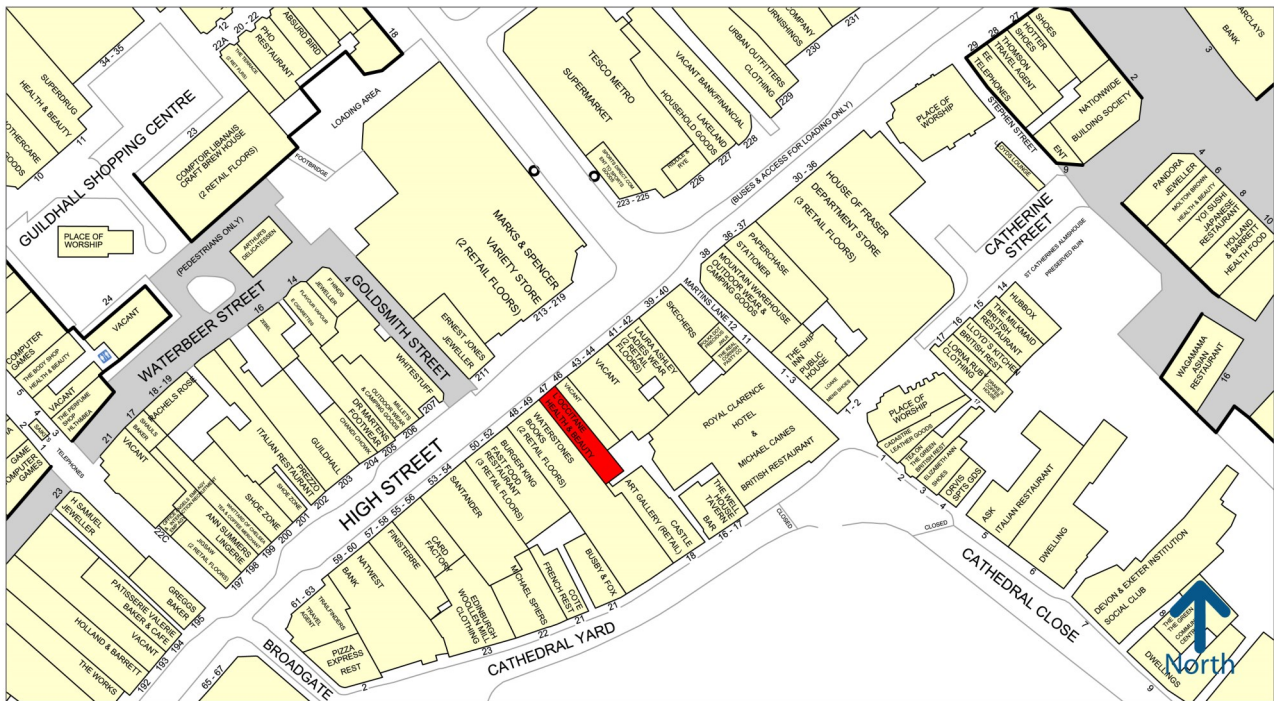
Email: pclayton@savills.com







Exeter



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Created By: Stratton Creber Commercial



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Exeter Office

20 Southernhay West, Exeter, EX1 1PR

T: (01392) 202203

F: (01392) 203091

E: info@sccexeter.co.uk

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