



# To let

47 High Street, Exeter, Devon, EX4 3DJ

Viewing by prior appointment  
with Damian Cook MRICS /  
Vicky Bandyszewska

**(01392) 202203**

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[vicky@sccexeter.co.uk](mailto: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: £40,000 plus VAT, per annum

[strattoncrebercommercial.co.uk](http://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 **£40,000 plus VAT, per annum**. All other terms by negotiation.

## Business Rates

Rateable value: £48,750

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 applicable to the rent.

## 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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Email: [damian@sccexeter.co.uk](mailto:damian@sccexeter.co.uk)  
[vicky@sccexeter.co.uk](mailto:vicky@sccexeter.co.uk)

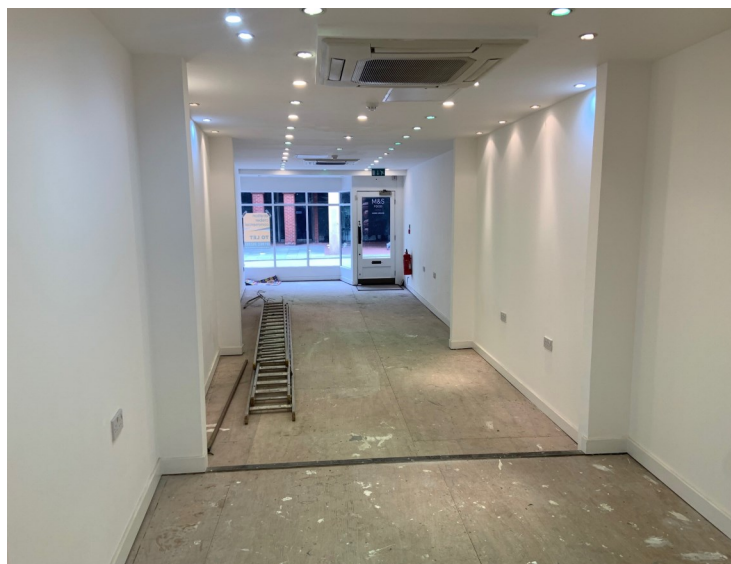
OR

Savills  
Embassy House, Queens Avenue, Bristol, BS8 1SB

Contact: Peter Clayton

Tel: 01179102205 / 07771954096

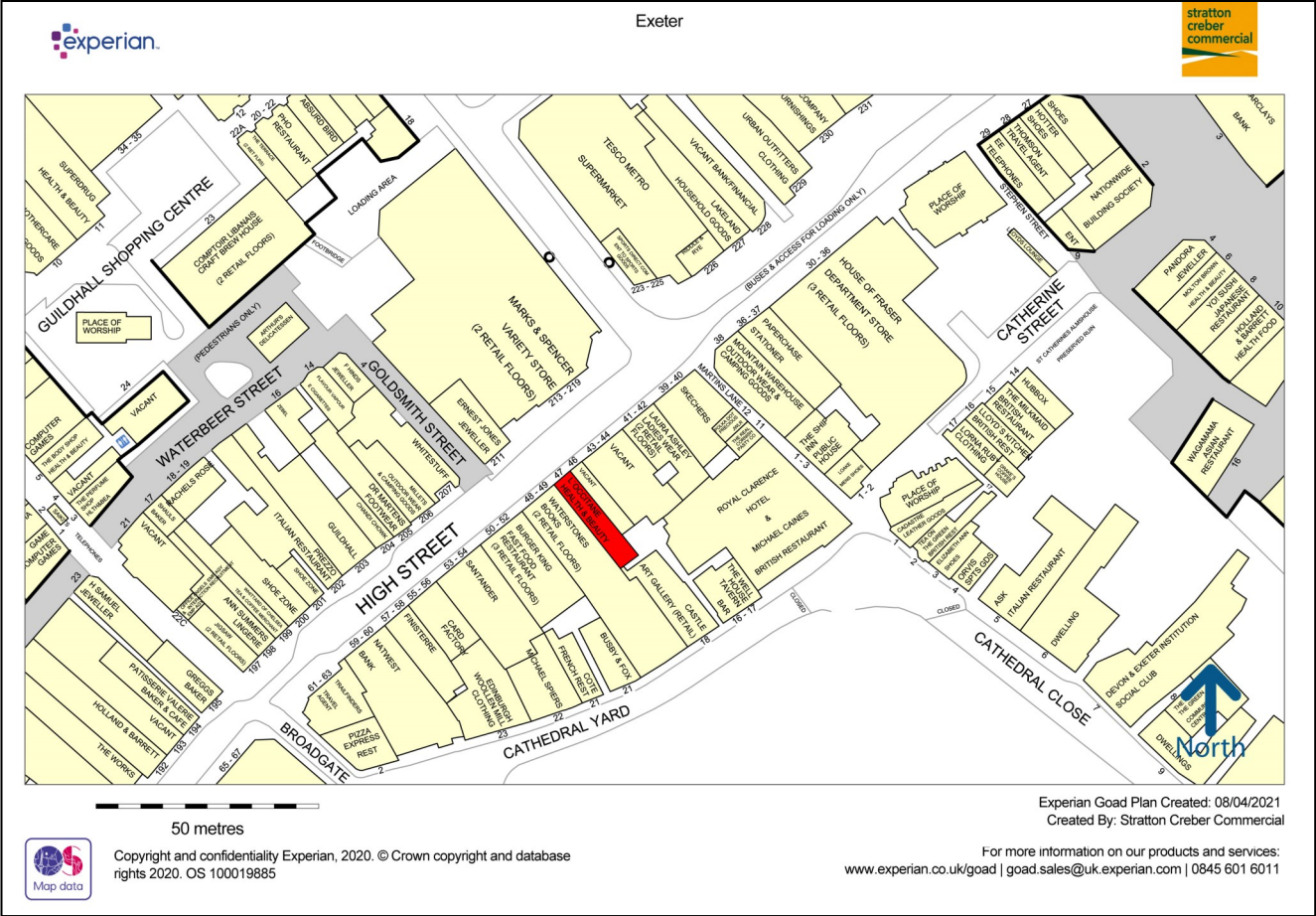
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