



167-168 Sidwell Street, Exeter, Devon, EX4 6RH

To let

Viewing by prior appointment
with Damian Cook MRICS

(01392) 202203

damian@sccexeter.co.uk

Double fronted shop premises with upper floors

Busy and popular shopping parade

Heart of Exeter city centre and close to High Street shops

Suitable for A1 retail and other uses (STP)

Ground floor sales: 1,312 sq ft / 122 sq m

Upper floors: 1,628 sq ft / 152 sq m

100% Business Rates Relief until 5th April 2021

New lease available

Rent: £40,000 p.a.x.

strattoncrebercommercial.co.uk

Location

The property is situated within the heart of the city centre in a prominent and visible position close to the High Street and Princesshay Shopping Centre.

Sidwell Street is characterised by a mix of national and long established independent retailers including William Hill, Sharps furniture, A-Plan Insurance, Iceland, Greggs, NHS Walk In Centre and Savers Health & Beauty

The premises are also in close proximity to the John Lewis (former King William Street) multi storey car park providing 730 cars spaces. Behind the subject premises sits the major Bus Station redevelopment site which intends to provide a mixed use retail/leisure development to incorporate the new Bus Station and the "St Sidwell's Point" swimming pool.

Description

The property comprises a double unit with large display frontage and a well configured ground floor retail unit with main sales area and male, female and disabled w/c facilities. There is also a shutter door for loading and rear access.

On the first and second floors there is generous storage, offices, staff room, kitchen and w/c facilities.

The ground floor benefits from air conditioning, wood effect flooring, suspended ceilings with concealed lighting and an intruder alarm.

Accommodation

The property comprises the following dimensions and floor areas:

Gross frontage:	36'3" / 11m
Net frontage:	34' / 10m
Built depth:	48' / 14.61m
Ground floor sales area:	1,312 sq ft / 122 sq m
First floor offices/storage/ staff kitchen & wc:	1,029 sq ft / 96 sq m
Second floor offices/ storage:	599 sq ft / 56 sq m

Lease Terms

The premises are available by way of a new full repairing and insuring basis for a term to be agreed incorporating periodic rent reviews.

Rent

£40,000 per annum exclusive.

References

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to covenant status.

Energy Performance Certificate (EPC)

An EPC is available from the letting agents. The rating is D/87.

Business Rates

We understand from the Valuation Office Agency web site the property has the following liability:

Rateable value: £46,250.

Rates payable: For the period 6th April 2020 to 5th April 2021 premises with a rateable value of £51,000 or less will qualify for 100% Business Rates Relief.

VAT

VAT is not chargeable to the rent.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

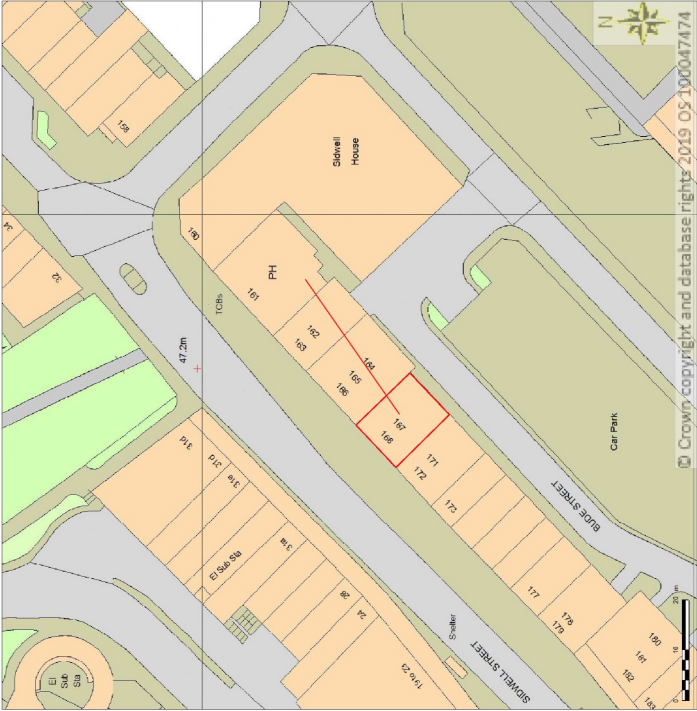
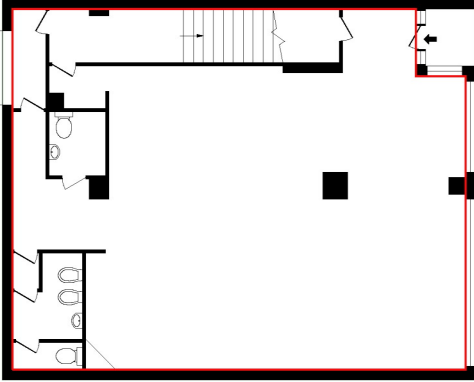
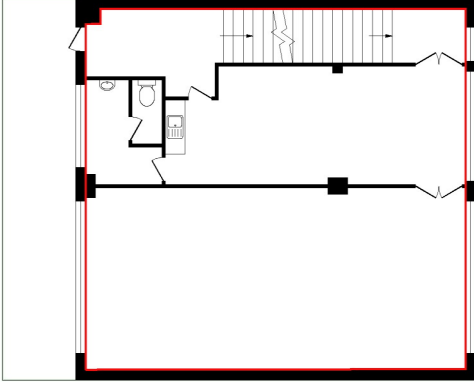
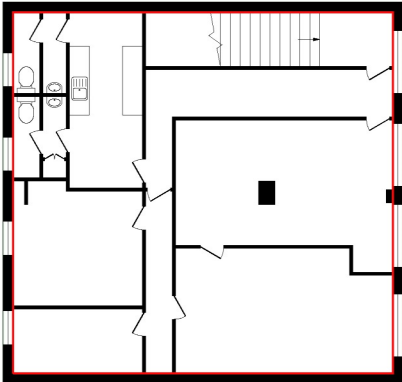
Viewing & Further information

Strictly by appointment through the sole agents:

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

Contact: Damian Cook MRICS
Tel: (01392) 202203
Email: damian@sccexeter.co.uk





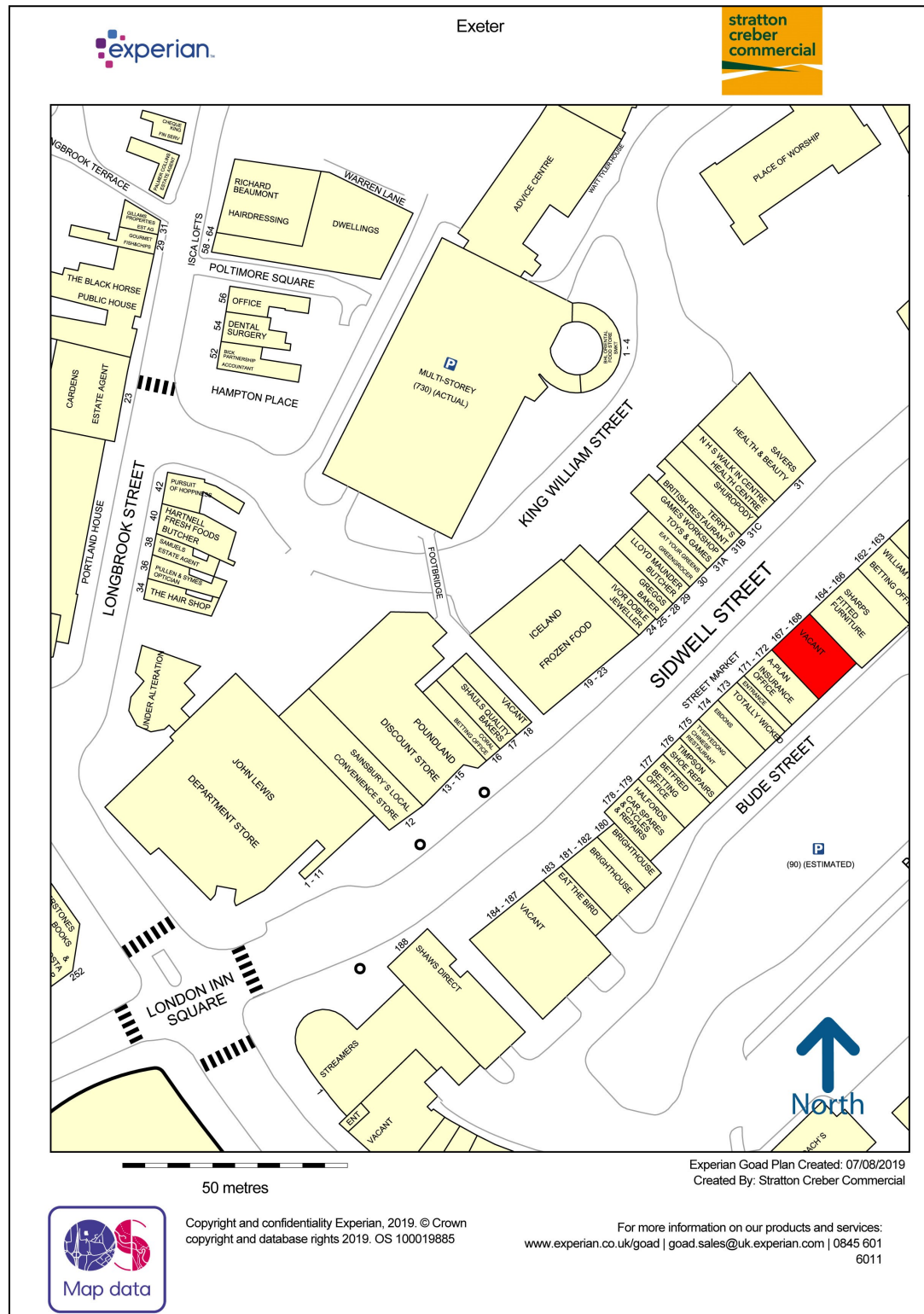
Lease Plan
Pg size A3
Scale 1:150 1:1000

Date: 22-AUG-2019
Drawn By: ZH
Drawing Ref: EX4 6RH

Lease plan for property at:
167/168 Sidwell Street,
Exeter,
EX4 6RH

Energy Performance Direct
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Exeter,
EX1 9PD
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