

# To let

Viewing by prior appointment with Damian Cook MRICS Vicky Bandyszewska

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# 47 High Street, Exeter, EX4 3DJ

Prime city centre location

High footfall opposite Marks and Spencer

Ground floor sales PLUS generous ancillary space

New lease available

100% business rates relief until April 2021

Rent: £50,000

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

Rates Payable: For the period 6th April 2020 to 5<sup>th</sup> April

2021 premises with a rateable value of £51,000 or less will qualify for 100%

Business Rates Relief.

### 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

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#### Savills

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