



# To let

## 47 High Street, Exeter, 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 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](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 £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

Contact: Damian Cook MRICS  
Vicky Bandyszewska

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## Savills

Embassy House, Queens Avenue, Bristol, BS8 1SB

Contact: Peter Clayton

Tel: 01179102205 / 07771954096

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