

stratton  
creber  
commercial

property consultants



# To let

## 11 Martins Lane, Exeter, Devon, EX1 1EY

Prime shop premises yards from High Street and Cathedral Yard

Busy pedestrian flow

Viewing by prior appointment  
with Damian Cook MRICS  
Vicky Bandyszewska

**(01392) 202203**

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Ground floor sales with 3 floors above

Suit various uses including retail, beauty, hair salon and coffee shop

New lease available

Rent: £22,500 per annum plus VAT

[strattoncrebercommercial.co.uk](http://strattoncrebercommercial.co.uk)

## Location

The property is situated within the heart of the city centre in Martins Lane being a pedestrian thoroughfare linking Cathedral Green with the High Street shops.

The property is opposite Mountain Warehouse and yards from Tesco Metro, M & S, Skechers and Sports Direct.

## Description

The accommodation is arranged on 5 floors with ground floor sales and upper floor offices, staff facilities, and storage together with a basement.

There is a kitchen and w/c facilities on the second floor.

## Accommodation

The property comprises the following approximate net internal floor areas:

Ground floor sales:	258 sq ft / 24 sq m
First floor:	260 sq ft / 24.2 sq m
Second floor:	135 sq ft / 16.3 sq m
Third floor:	250 sq ft / 23.2 sq m
Basement:	231 sq ft / 21.45 sq m
<b>Total net internal floor area:</b>	<b>1,174 sq ft / 109.15 sq m</b>

## Lease Terms

The property is available by way of a new lease for a term to be agreed on a full repairing and insuring basis.

## Rent

**£22,500 per annum plus VAT.**

## Business Rates

Rateable value: £21,750.

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

## VAT

VAT is chargeable to the rent.

## Legal Costs

Both parties to bear their own legal costs in the transaction.

## Viewing & Further information

Strictly by appointment through the sole agents:

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

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