



**stratton
creber
commercial**
property consultants

149 Sidwell Street, Exeter, Devon, EX4 6RT

To let

Viewing by prior appointment
with Damian Cook MRICS
Vicky Bandyszewska

(01392) 202203

damian@sccexeter.co.uk

vicky@sccexeter.co.uk

City centre shop premises

Busy and popular shopping parade

Close to Exeter High Street

Suitable for Class E1 Uses including retail, financial & professional services, café or restaurant

1,103 sq ft / 102.5 sq m

Business Rates relief available

New lease available

Rent: £21,500 per annum

strattoncrebercommercial.co.uk

Location

The property is situated within the heart of the city centre on a well-established retail position close to the High Street.

Sidwell Street is characterised by a mix of national and long established independent retailers including McColls, Subway, Greggs, NHS Walk In Centre, Savers Health & Beauty and John Lewis Partnership.

The John Lewis (former King William Street multi-storey car park) is close by providing 730 car spaces.

Description

The property forms a ground floor retail unit within a three storey block with residential accommodation above. The premises provide flexible retail accommodation and benefit from rear servicing from Bampfylde Street.

The property is currently arranged as a front showroom area with rear storage and w/c. Limited on-street parking is available outside.

Accommodation

The property comprises the following approximate floor area:-

Ground floor

Sales area/ancillary:	1,056 sq ft / 98.13 sq m
Rear storage:	47 sq ft / 4.37 sq m

Total: 1,103 sq ft / 102.5 sq m

Lease Terms

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

Rent

£21,500 per annum exclusive.

References

Financial and accountancy references may be sought from prospective tenants 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/98.

Business Rates

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

Rateable value: £18,500.

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 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

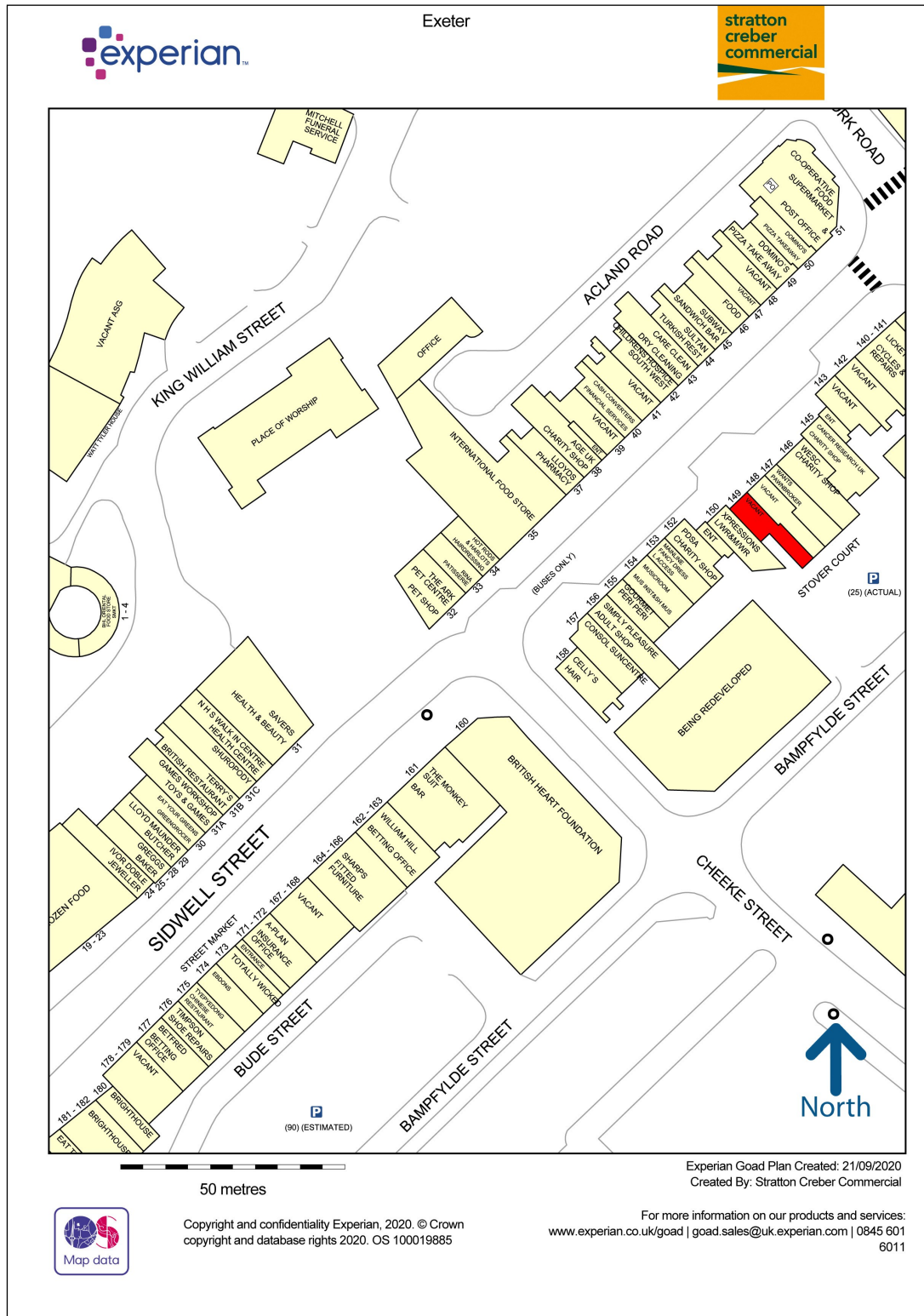
Contact: Damian Cook MRICS
Vicky Bandyszewska
Tel: (01392) 202203
Email: damian@sccexeter.co.uk
vicky@sccexeter.co.uk

Or

Hatfield White
Victoria House, Victoria Street, Taunton, TA1 3FA

Contact: David White
Tel: (01823) 353033
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