



91 South Street, Exeter, Devon, EX1 1EN

To let

Viewing by prior appointment
with Damian Cook MRICS
Vicky Bandyszewska

(01392) 202203

damian@sccexeter.co.uk

vicky@sccexeter.co.uk

Ground floor lock up shop on popular shopping parade

City centre location with mix of national and local retailers

Suitable for retail and professional uses

894 sq ft / 83 sq m

100% Business Rates relief until 5th April 2021

New lease available

Rent: £16,500 p.a.

strattoncrebercommercial.co.uk

Location

The property is situated on South Street which is a popular secondary well-established retail parade which forms part of the city centre linked to the main High Street. There is a mixture of national and local retailers including Skipton Building Society, Marie Curie, Oxfam, Kentucky Fried Chicken, Speccies, City Barbers and Ladbrokes betting shop.

Description

The property comprises a mid terraced building with the subject premises arranged on the ground floor. The accommodation comprises a main sales area, staff room, kitchen and w/c facilities together with a rear store. To the rear there is an electric up and over metal door with rear loading and access from George Street.

The premises are well-presented with wood laminate floor, suspended ceilings and lighting throughout.

Accommodation

The property comprises the following approximate net internal floor area:

Main sales area: 680 sq ft / 63.2 sq m
 Kitchen: 84 sq ft / 7.81 sq m
 Rear store: 130 sq ft / 12.11 sq m
Total: 894 sq ft / 83.12 sq m

Lease Terms

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

Rent

£16,500 per annum.

Rent Deposit

Prospective tenants may be required to provide a 3 months rent deposit subject to covenant status.

Energy Performance Certificate (EPC)

An EPC is available from the agents with a rating of E/103.

Business Rates

Rateable value: £18,750.

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 not chargeable to the rent.

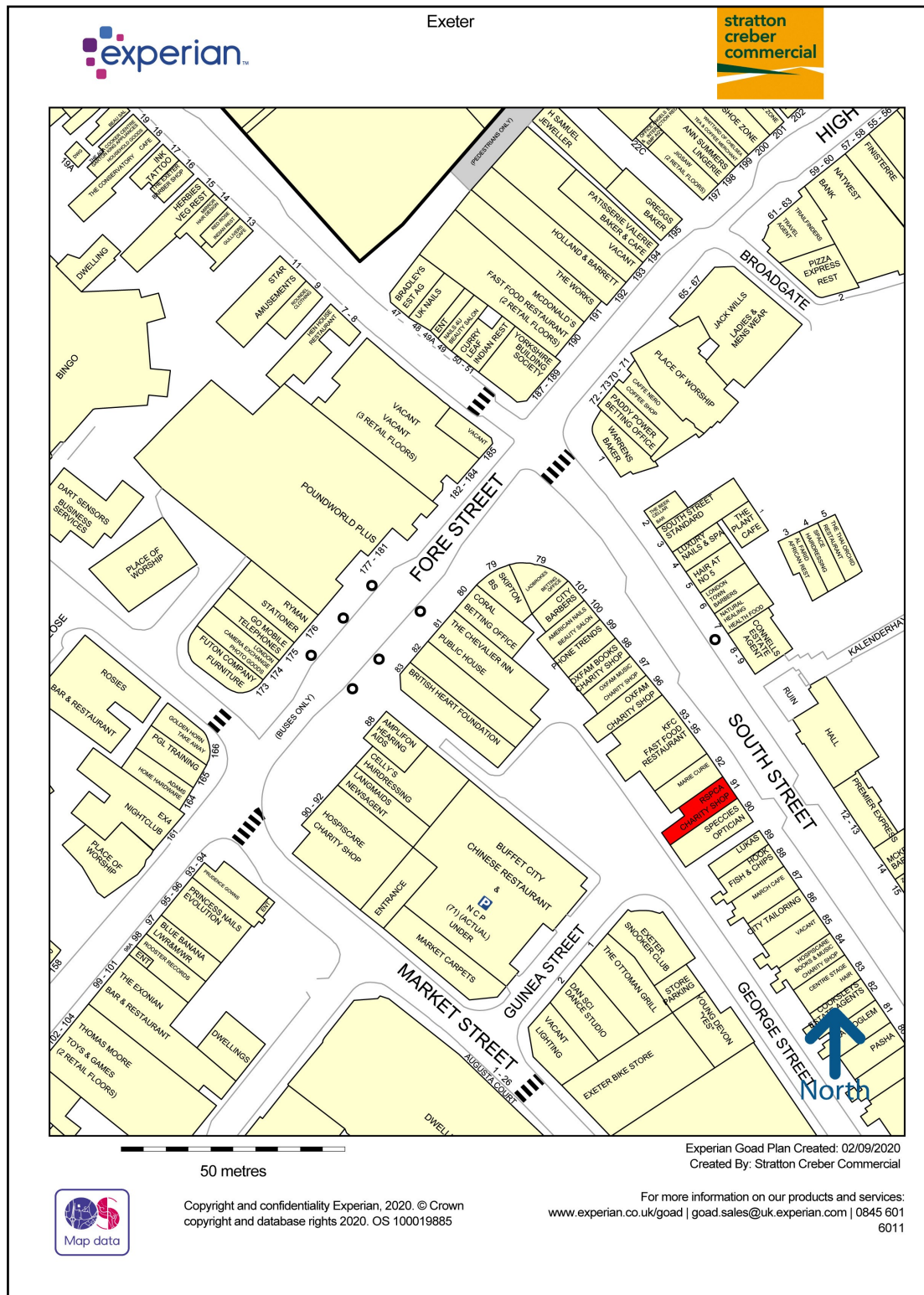
Viewing & Further information

Strictly by appointment through the sole agents:

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

Contact: Damian Cook MRICS
 Vicky Bandyszewska
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