



25 Queen Street, Exeter, Devon, EX4 3SH

To let

Viewing by prior appointment
with Damian Cook MRICS /
Vicky Bandysewska

(01392) 202203

damian@sccexeter.co.uk

vicky@sccexeter.co.uk

Prime city centre shop in busy trading position

Well presented accommodation

Close to Central Station, Exeter College and the High Street

Ground floor sales: 415 sq ft (38.55 sq m)

Ancillary accommodation on upper floors: 1,018 sq ft (95 sq m)

Suitable for shop, office, beauty/hairdressers

New lease available

Rent: £28,000 per annum

strattoncrebercommercial.co.uk

Location

Situated on the busy and popular Queen Street around 250m from Exeter High Street and 500m from the Cathedral. The property also benefits from being close to Princesshay, The Guildhall Shopping Centre, Queen Street Dining and opposite the Royal Albert Memorial Museum.

There are a number of car parks in the area and Exeter Central Railway Station and Exeter College is a short walk away.

Nearby occupiers including Marks & Spencer, WHSmith, Toni & Guy, Bella Italia as well as a number of independent traders.

Description

The property comprises a well-presented commercial property within the heart of the city centre. The ground floor is dedicated for retail use with ancillary office/treatment rooms, kitchen, wc facilities and storage on the upper floors. The property has recently been refurbished and ready for immediate occupation.

Accommodation

Description	Sq ft	Sq.m
Ground floor sales	415	38.55
First floor open plan office/studio	396	36.78
Second floor office/treatment rooms	408	38
Third floor attic	214	19.88
TOTAL:	1,430	132.85

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

£28,000 per annum.

Rent Deposit

A rent deposit will be required subject to covenant status.

Energy Performance Certificate (EPC)

An EPC is available for this property and the rating is C/54.

Business Rates

We understand from the Rating Office web site the assessment is:

Rateable value: £14,500

There is currently 100% Business Rates Relief for qualifying occupiers up to the 30th June 2021. Thereafter and up to the 5th April 2022 qualifying occupiers will be eligible for 66.6% relief.

Prospective tenants are recommended to make their own enquiries with the Valuation Office.

VAT

VAT is not chargeable to the rent.

Legal Costs

Both parties to pay their own legal costs incurred in the transaction.

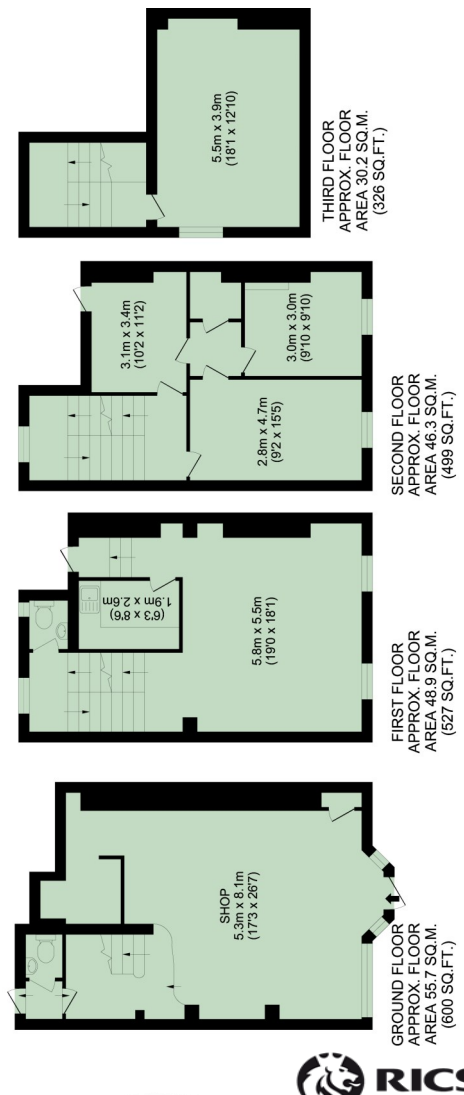
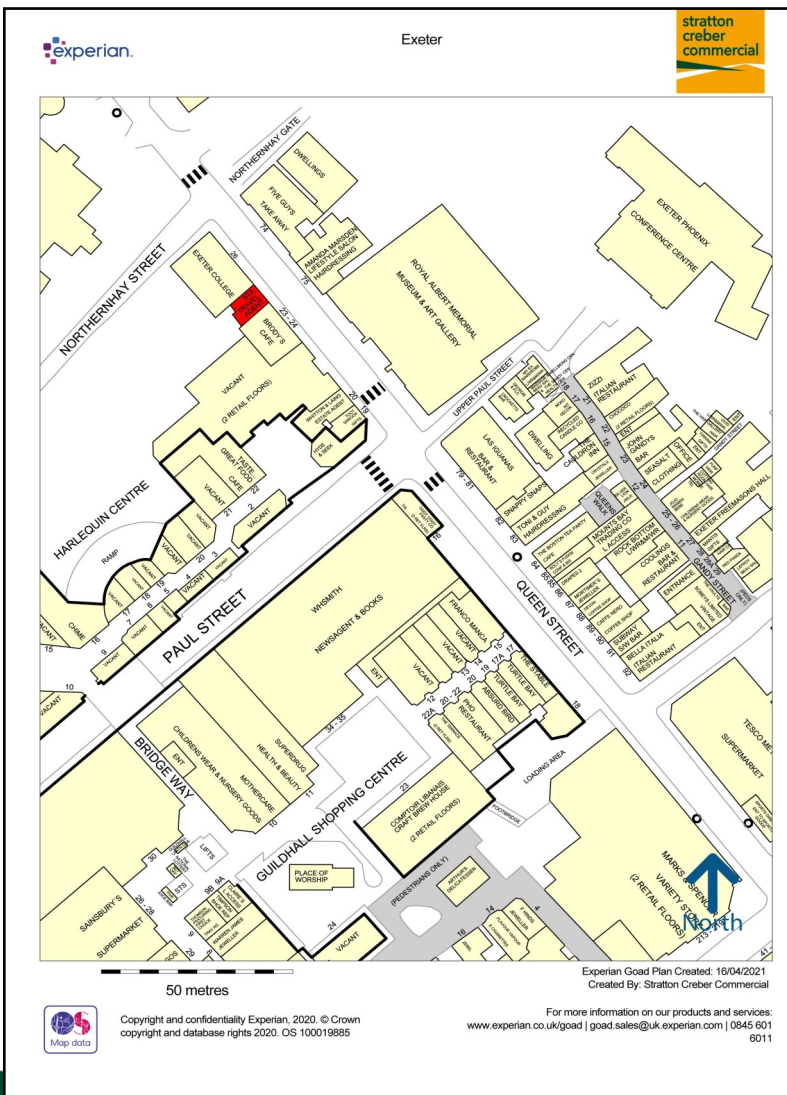
Viewing & Further information

Strictly by appointment through the sole agents:

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

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





25 Queen Street, Exeter, EX4 3SH Approximate internal area 181.3 Sq.M. - (1952 Sq.Ft.)

For identification only - Not to scale.

Exeter Office

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