



90 Fore Street, Topsham, Devon, EX3 0HQ

To let

Ground floor shop and premises

Viewing by prior appointment
with Damian Cook MRICS /
Vicky Bandyszewska BA (Hons)

Approx: 386 sq ft (35.86 sq m)

New lease available

(01392) 202203

damian@sccexeter.co.uk

vicky@sccexeter.co.uk

100% Business Rates Relief

To let: £9,000 per annum

Location

90 Fore Street is situated within the heart of the town centre. Topsham is well known for its range of specialist individual shops, restaurants, coffee shops and pubs which run down to the waterfront at Ferry Road.

The town is a highly sought after residential area lying some 4 miles south of Exeter on the banks of the River Exe.

Description

The premises comprise a self-contained ground floor lock up shop with separate sales/offices area to the side. There is a kitchen area and w/c facilities.

Accommodation

The property comprises the following approximate dimensions and net sales area:

Description	Sq ft	Sq.m
Gross frontage	27'6"	8.4
Shop area:	237	22
Separate sales area/office	149	13.8
TOTAL:	386	35.86

Lease Terms

Offered by way of a new lease on a contributory full repairing and insuring terms at an initial rent of **£9,000 per annum** exclusive.

There is an annual contribution of £1,000 towards external repairs and insurance.

All other terms by negotiation.

Energy Performance Certificate (EPC)

An EPC is available for this property from the sole agents.

Business Rates

Rateable value: £6,200.00
Rates payable 2022/23: £3,093.80

100% Business Rates Relief will be available for qualifying tenants. Contact the agents for more details.

VAT

VAT is not chargeable to rent.

Legal Costs

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

Viewing & Further information

Strictly by appointment through the sole agents:

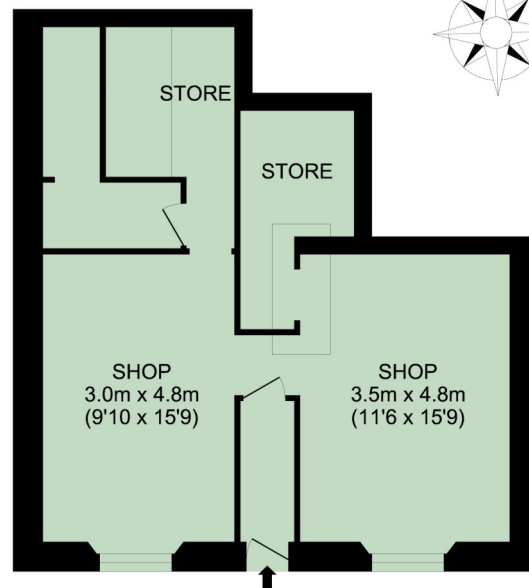
Stratton Creber Commercial
20 Southernhay West, Exeter, EX1 1PR

Contact: Damian Cook MRICS
Vicky Bandyszewska
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GROUND FLOOR
APPROX. FLOOR
AREA 51.9 SQ.M.
(559 SQ.FT.)



90 Fore Street, Topsham, EX3 0HQ
Approximate internal area 51.9 Sq.M. - (559 Sq.Ft.)
For identification only - Not to scale.



Exeter Office

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