

stratton  
creber  
commercial

property consultants



204 High Street, Exeter, Devon, EX4 3EB

# To let

Viewing by prior appointment  
with Damian Cook MRICS /  
Victoria Bandyszewska

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Prime city centre location

High footfall

Ground floor sales plus ancillary space

New lease immediately available

To let: £60,000 per annum

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



## Location

204 High Street occupies a prime city centre location close to Marks and Spencer, Waterstones, Skechers, Costa Coffee, Ernest Jones, Burger King and the Guildhall Shopping and Dining Centre.

## Description

The property comprises a well presented ground floor lock up shop with staff WC to the rear. The shop benefits from 3 phase electric, carpets, spot lights and air conditioning.

A stair well to the rear of the property leads to the basement store.

## Accommodation

Approximate floor areas are as follows:

Floor	Description	Sq.m	Sq.ft
Ground	Shop	62.3	670
Basement	Store	56.7	610
<b>Total</b>		<b>119</b>	<b>1,280</b>

## Lease Terms

This property is available by way of a contributory full repairing and insuring lease for a period up to 15 years with 5 yearly rent reviews.

The council insures the building against the usual risks and maintains the main structure of the building. A due proportion of the costs will be recharged to the tenant.

## Energy Performance Certificate (EPC)

An EPC is available for this property and the rating is: C71.

## Business Rates

Rateable value: £54,500  
Rates payable: £27,904

Qualifying occupiers will receive 66% Business Rates Relief from 1st July 2021 until 5th April 2022.

## VAT

VAT is not applicable to the rent or service charges.

## Legal Costs

Tenant is responsible for their own legal costs incurred in the transaction.

A contribution of £1,100 plus VAT will be required for the landlord legal costs..

## Rent Deposit

A rent deposit may be required subject to status.

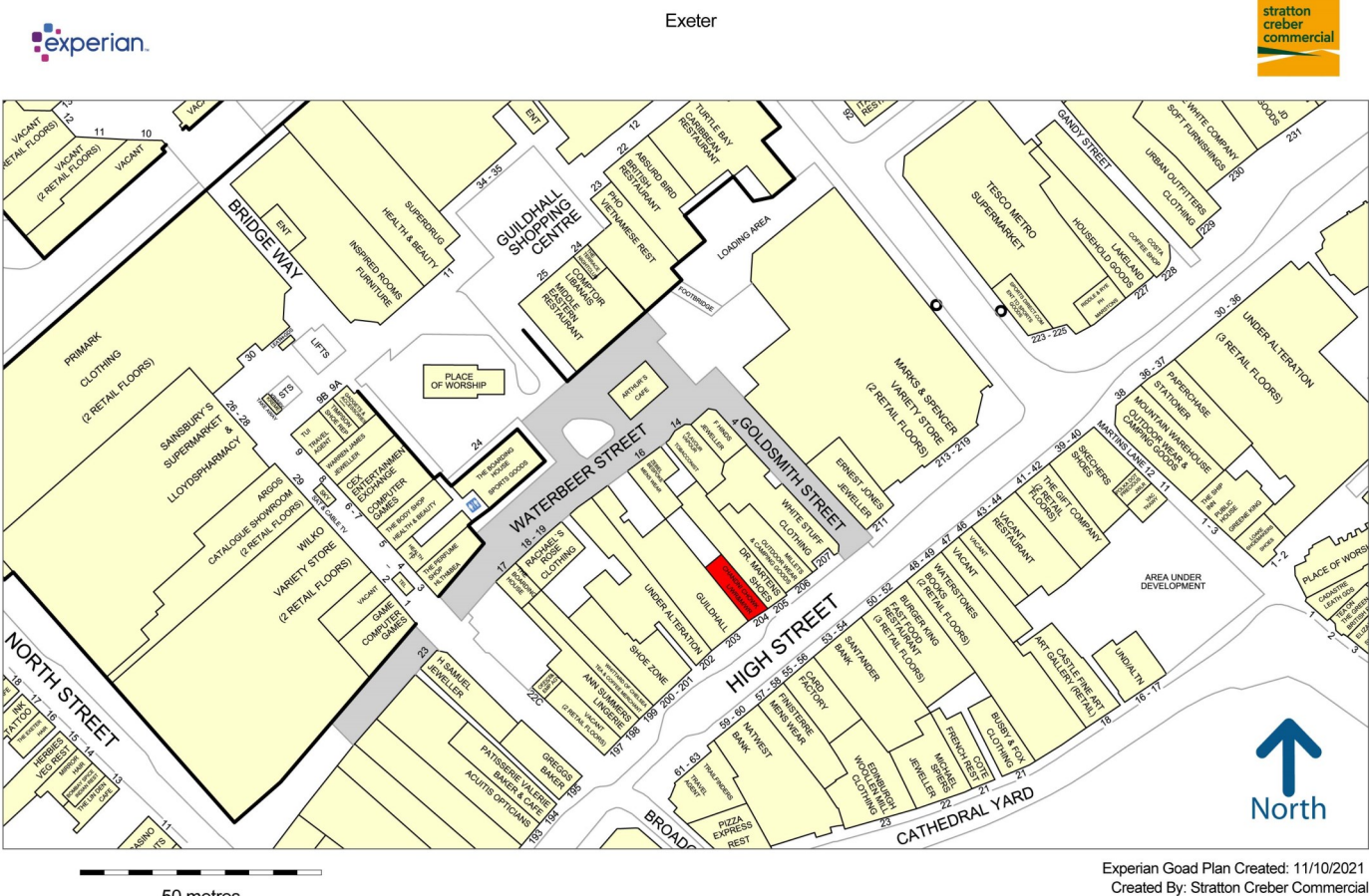
## Viewing & Further information

Strictly by appointment through the sole agents:

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

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ExperiAn Goad Plan Created: 11/10/2021  
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