



Workshop unit to the rear of 51 Fore Street, Heavitree, Exeter, EX1 2RJ

To let

Viewing by prior appointment with
Jonathan Ling MSc MRICS or
Tom Churchward MSc

(01392) 202203

jonathan@sccexeter.co.uk

tom@sccexeter.co.uk

Self contained workshop close to city centre

100% rates relief for eligible occupiers*

Gross Internal Area (GIA) approximately 84m² (904 sq ft)

Adjacent parking for 1 car

To let: £5,500 per annum

Location

The property is located to the rear of the Sue Ryder unit on Fore Street about 1 mile to the west of Exeter city centre. Fore Street is the main route from the city centre to the M5 motorway at Junctions 29 and 30 which are approximately 3 miles away.

Description

The property comprises a warehouse/storage unit with a gross internal area of approximately: 84 sq m / 904 sq ft . The unit has been used for storage but may suit workshop use. There is a single w/c.

The unit is accessed from Fore Street via a shared drive, and has loading and unloading rights from the yard. An adjacent canopy, suitable for parking or storage, may be available with the unit by separate agreement.

Accommodation

Gross Internal Area (GIA) approximately 84m² (904 sq ft)

Lease Terms

The property is offered by way of new lease on contributory full repairing and insuring terms at a price of £5,500pa. All other terms to be agreed by negotiation. Please contact the Agent for further details.

Energy Performance Certificate (EPC)

An EPC is available for this property and the rating is: E

Business Rates

Ratable Value 2017: £4,600

Rates Payable (2021/2022): £2,295pa

*100% Small Business Rates Relief is available to qualifying companies in respect of this unit. Further information on request.

VAT

VAT will be charged at the current rate where applicable.

Legal Costs

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

Viewing & Further information

Strictly by appointment through the sole agents:

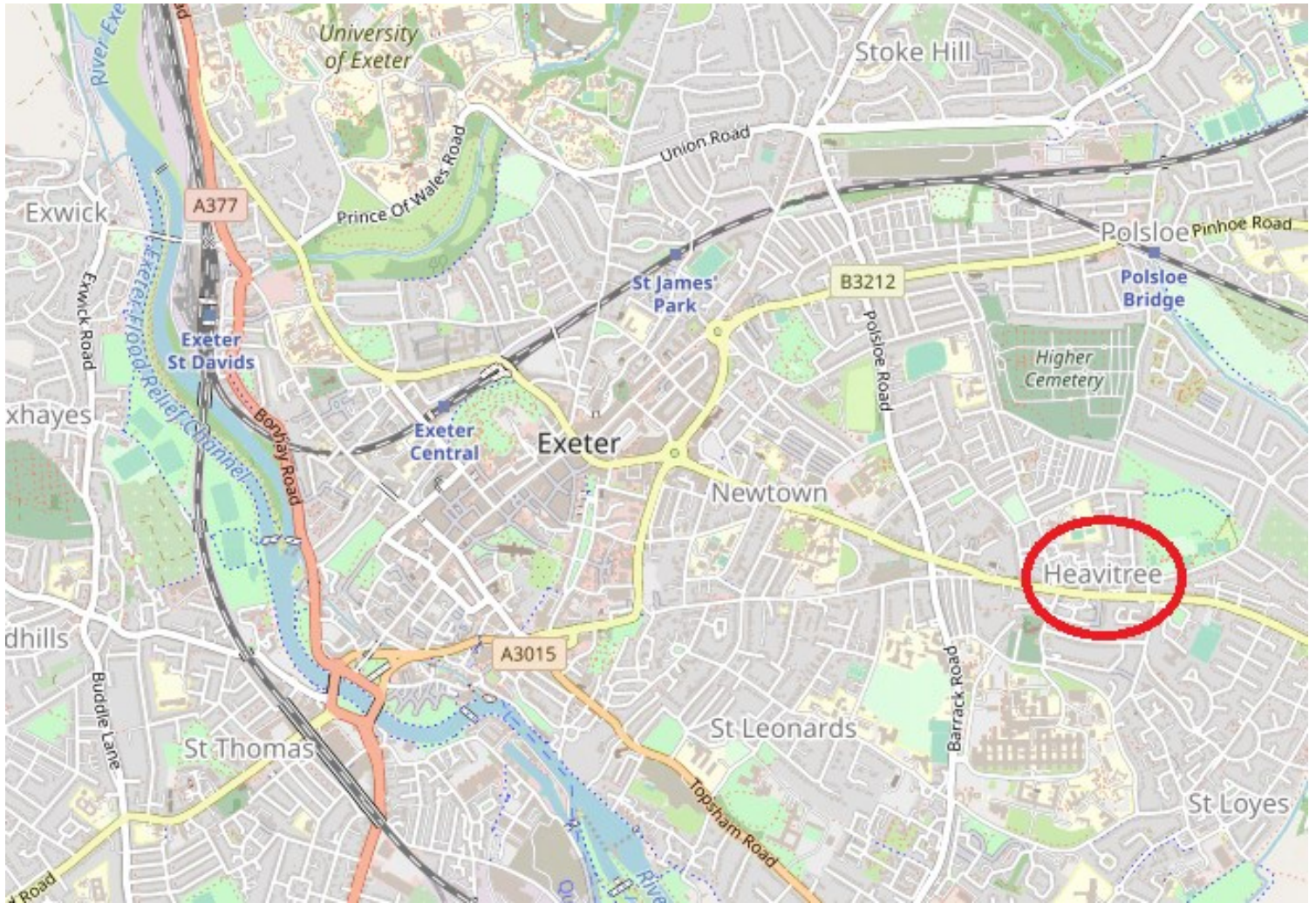
Stratton Creber Commercial
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