



42 Fore Street, Heavitree, Exeter, Devon, EX1 2QL

To let

Viewing by prior appointment
with Victoria Bandyszewska

(01392) 202203

vicky@sccexeter.co.uk

Ground floor lock up shop / café

Prominent position on main arterial road into Exeter

Approx: 528 sq ft (49 sq m)

New lease available

100% Business Rates relief for qualifying tenants

To let: £10,000 per annum

strattoncrebercommercial.co.uk

Location

The property is situated on one of the main arterial roads into the city centre in the Heavitree district of Exeter. This popular shopping area lies approximately 1 mile from the city centre and comprises a mixture of national and independent retailers including the Co-op food store, Sue Ryder, Lloyds Pharmacy, Groomtastic, Tesco Express and The Heavy Tree Café.

To the rear there is the Co-op car park with free 1 hour parking, a short walk from the shop.

Description

The property comprises a ground floor lock up shop/ cafe with sales/ serving area to the front, WC's and kitchen to the rear.

The shop area benefits from timber flooring, pendent lighting and fitted timber serving area. The kitchen is equipped with extraction, preparation area and sink.

Accommodation

The approximate internal floor areas are as follows:

Description	Sq.ft	Sq.m
Shop	355	33
Kitchen	173	16
Total:	528	49

Lease Terms

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

Rent

£10,000 per annum.

Deposit

A deposit will be required subject to tenant status.

Energy Performance Certificate (EPC)

An EPC is available for this property and the rating is: C74.

Business Rates

Rateable value: £6,500.00
Rates payable: £3,243.50

Qualifying tenants will be eligible for 100% business rates relief.

VAT

VAT is not applicable to the rent.

Legal Costs

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

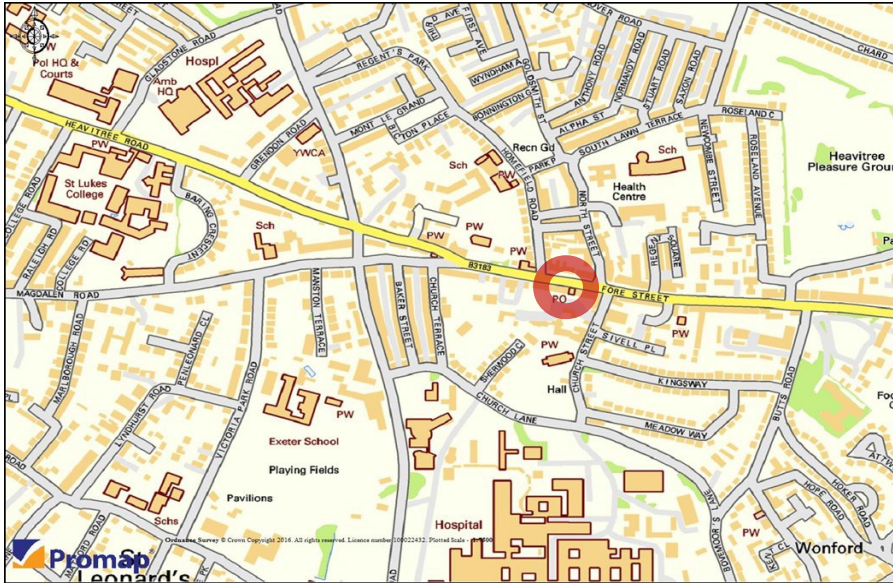
Viewing & Further information

Strictly by appointment through the sole agents:

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

Contact: Victoria Bandyszewska
Tel: (01392) 202203
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