



stratton
creber
commercial

property consultants

29 Sidwell Street, Exeter, Devon, EX4 6NN

To let

Viewing by prior appointment
with Damian Cook MRICS /
Victoria Bandyszewska

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Ground floor lock up shop in popular shopping parade

Ancillary accommodation on lower ground, first and second floors

Parking and loading to the rear

Approx: 2,486 sq ft / 230.9 sq m

New lease available

To let: £27,500 per annum, plus VAT.

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Location

The property is situated in the heart of the city centre in a prominent position close to the High Street and Princesshay Shopping Centre. Sidwell Street has a mix of national and long established independent retailers including Morrisons, Dominos, Subway, British Heart Foundation, Greggs, Iceland and John Lewis department store.

The premises is also in close proximity to the John Lewis multi storey car park providing 730 car spaces. On the opposite side of Sidwell Street sits the newly opened Bus Station and St Sidwell's Point leisure centre.

Description

The property comprises a mid-terraced 4 storey premises.

The ground floor shop is currently divided into a serving area and store/ food preparation area but could be opened up to create one open plan retail space.

The first and second floors are divided into offices, staff room, and WC. The basement provides a large storage space with rear loading.

There are two parking spaces, and loading accessed via King William Street.

Accommodation

Approximate floor areas:

Floor	Description	Sq.m	Sq.ft
Ground	Shop and store	83.5	899
First	Offices	45.2	487
Second	Storage	14.5	156
Basement	Storage	87.7	944
Total:		230.9	2,486

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 at a rent of **£27,500 per annum**.

Deposit

A deposit equivalent to 3 months rent maybe required subject to status.

Energy Performance Certificate (EPC)

An EPC will be available for this property.

Business Rates

Rateable value: £26,000
Rates payable 2022/23: £12,974

For the year April 2022-March 2023, 50% Business Rates Relief will be available for qualifying tenants. Contact the agents for more details.

VAT

VAT is applicable to the rent.

Legal Costs

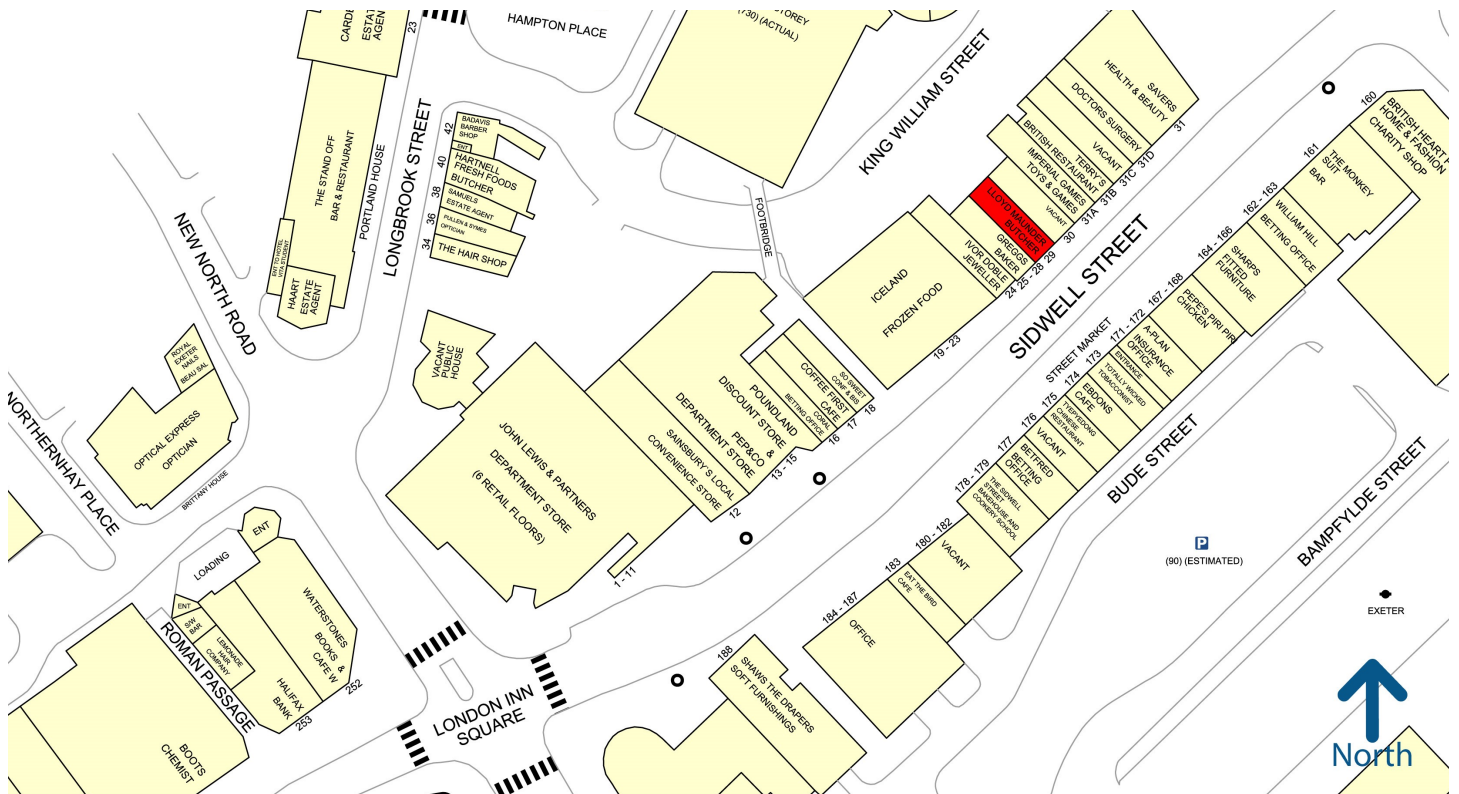
Both parties to bear their own legal costs in the transaction.

Viewing & Further information

Strictly by appointment through the sole agents:

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

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