



**55/57 Fore Street, Heavitree, Exeter,
Devon, EX1 2RJ**

To let

Viewing by prior appointment
with Damian Cook MRICS

(01392) 202203
damian@sccexeter.co.uk

Prominent ground floor shop on main arterial road into Exeter

Established and busy trading position

Planning consent for Retail, Café and Financial & Professional
Services

Net sales area: 1,291 sq ft (120 sq m)

Available 1st February 2024 or earlier by arrangement

Rent: £19,750 p.a.

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 Sue Ryder, Lloyds Pharmacy, Countrywide Estate Agents and the Co-operative food store.

Description

The property comprises a substantial self-contained lock up shop which has recently been refurbished to include a new shop front. The accommodation provides a generous sales area together with storage and w/c facilities.

The property is suitable for retail, coffee shop, estate agency and financial services.

Accommodation

The property provides the following approximate floor areas and dimensions:-

Gross frontage:	39'6" / 12.04m
Net frontage:	30' / 9.17m
Built depth:	42'3" / 12.8m

Ground floor area: 1,291 sq ft / 120 sq m

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 subject to periodic rent reviews.

Rent

£19,750 per annum.

Rent Deposit

A rent deposit may be required subject to the tenants covenant status.

Energy Performance Certificate (EPC)

The property has an EPC rating of D/92.

Business Rates

Rateable value:	£15,250
Rates payable:	£7,610

From April 2023 to March 2024, 75% Business Rates relief is available for qualifying tenants. Thus currently payable approx: £1,900.

VAT

VAT is not chargeable to the rent.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

Viewing & Further information

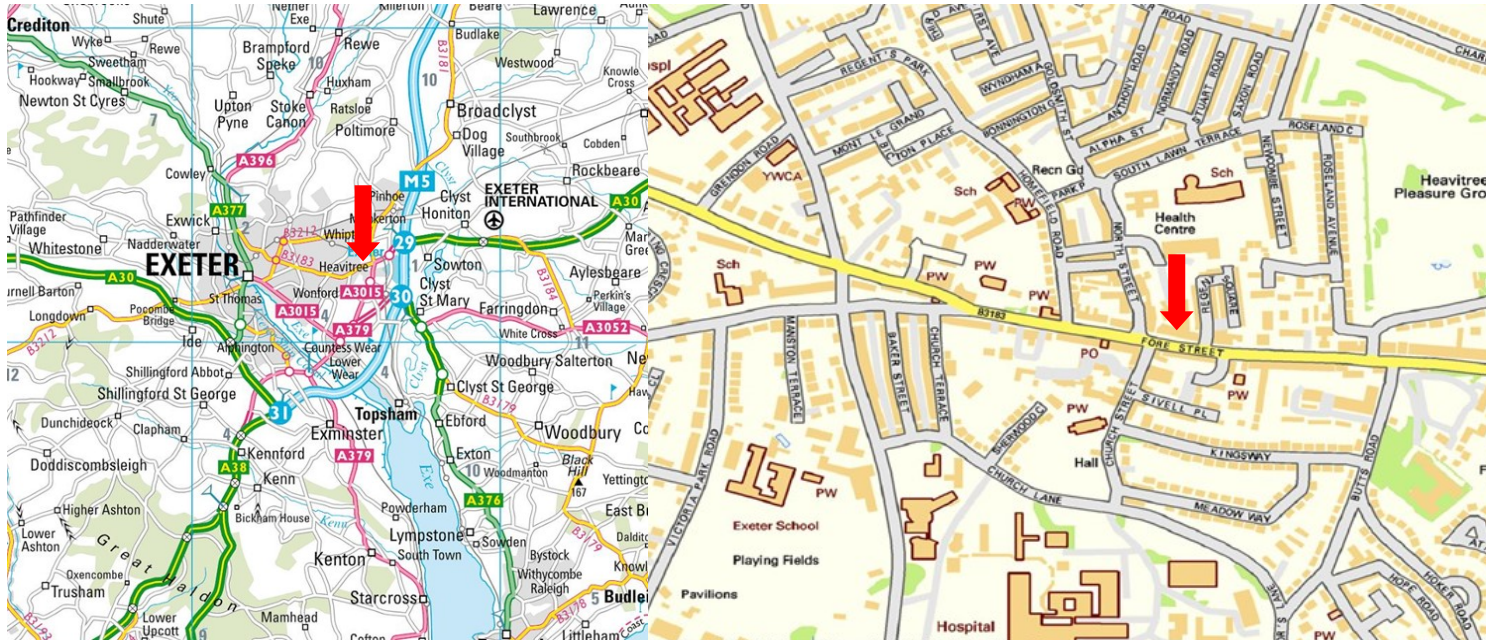
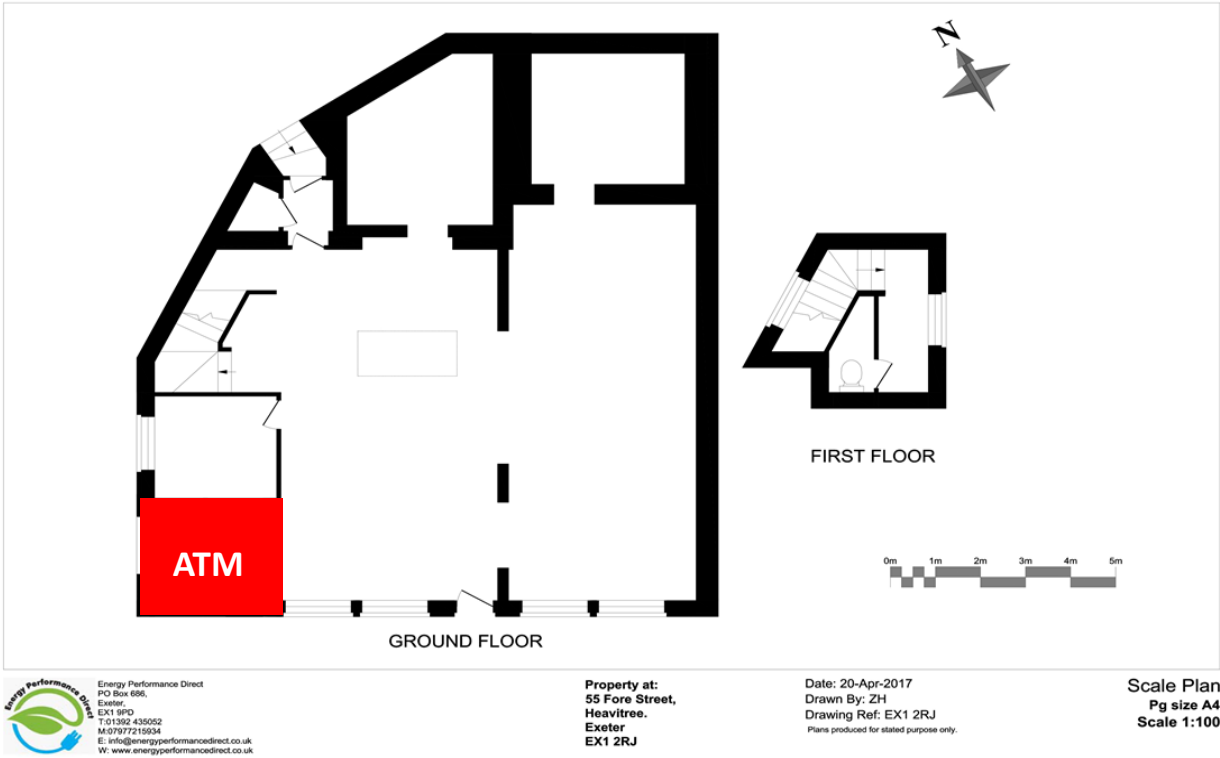
Strictly by appointment through the sole agents:

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

Contact: Damian Cook MRICS
Tel: (01392) 202203
Email: damian@sccexeter.co.uk

Note: A Director of SCC (Exeter) Limited, t/a Stratton Creber Commercial has an interest in the property.





Exeter Office

20 Southernhay West, Exeter, EX1 1PR
T: (01392) 202203
F: (01392) 203091
E: info@sccexeter.co.uk

Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;

All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them;

No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.