stratton creber commercial
property consultants

77 - 78 South Street, Exeter, EX1 1EQ

To let

Prominent ground floor shop / restaurant

Central city location

Approx: 1,844 sq ft / 171.3 sq m /

Rear loading

Available Immediately

To let: £25,000 per annum

Viewing by prior appointment
with Orla Kislingbury

(01392) 202203

orla@sccexeter.co.uk

strattoncrebercommercial.co.uk

Location

The property is situated in a good secondary location within the city centre, close to the High Street. South Street comprises a number of independent retailers together with Estate Agents and restaurants and benefits from good pedestrian and vehicular flow.

Nearby occupiers include KFC, Marie Curie, RSPCA, Cost Cutters and Oxfam.

Description

Formally a restaurant, in its current layout the property comprises a reception area, and large seating area to the front with customer WCs, kitchen and preparation area to the rear. There is also a small enclosed rear yard accessible from George Street.

Whist this property is a former restaurant, all kitchen and extraction fittings and fixtures have been removed.

This property could be suitable for a variety of uses, subject to planning.

Accommodation

The approximate floor area is;

1,844 sq ft / 171.3 sq m

Lease Terms

This property is available by way of a new full repairing and insuring lease subject to a service charge.

The annual rent is **£25,000 per annum.**

All other terms by negotiation.

Deposit and References

A deposit and references are required subject to tenant status.

Energy Performance Certificate (EPC)

The EPC for this property is available on request.

Business Rates

The Business Rates for the year April 2025 - March 2026 are as follows:

Rateable Value: £22,250.00
Rates Payable: £11,102.75

40% Business Rates Relief is available for qualifying tenants. Interested parties are advised to contact the local authority regarding their eligibility.

VAT

VAT is not chargeable.

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: Orla Kislingbury
Tel: (01392) 202203
Email: orla@sccexeter.co.uk

Exeter Office

20 Southernhay West, Exeter, EX1 1PR

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