



72 High Street, Exeter, Devon, EX4 3DT

To let

Viewing by prior appointment
with Jonathan Ling

(01392) 202203

jonathan@scexeter.co.uk

High Street retail unit in the heart of the city centre

Ground floor retail space plus 1st & 2nd floors

Total floor area: 1,984 sq ft / 184.4 sq m (approx.)

New lease, available immediately

To let: £40,000 per annum

strattoncrebercommercial.co.uk

Location

72 High Street occupies a prominent position in Exeter's thriving city centre. Nearby occupiers include: Greggs, Warrens, The Ivy, The Works, McDonalds and Sostrene Grene.

The public space of Cathedral Close is nearby, as is the High Street entrance to the Guildhall Shopping Centre, ensuring a steady flow of visitors and foot traffic throughout the area.

Description

This property comprises a ground floor shop, first floor offices/store rooms and second floor office, staff room and WC facilities.

The shop has fully-glazed frontage, suspended ceilings with recessed lighting.

The first floor retains the former bank fit-out including glazed partitions forming office rooms, plus store room and WC.

The second floor comprises a staff room with kitchen facilities, two WCs and two further rooms.

The property has a 3 phase electric supply.

Accommodation

The property has the following approximate floor areas:

Floor	Description	Sq.ft	Sq.m
Ground	Sales	823	76.46
First	Offices / stores	671	62.40
Second	Office, staff room	490	45.50
Total:		1,984	184.36

Lease Terms

This property is available by way of a new full repairing and insuring lease for a term to be agreed at a rent of **£40,000**.

All other terms to be agreed.

Deposit, Accounts and References

A deposit, proof of accounts and references are required subject to tenant status.

Energy Performance Certificate (EPC)

The EPC for this property is available and the rating is D (85).

Business Rates

The Business Rates for the year April 2026 - March 2027 are as follows:

Rateable value: £41,500
 Rates payable: £17,928
 Rates payable*: £15,853

*Retail, hospitality, and leisure uses

Interested parties are advised to contact the local authority with regards their liability.

VAT

VAT is 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: Jonathan Ling
 Tel: (01392) 202203
 Email: jonathan@sccexeter.co.uk





Exeter Office

20 Southernhay West, Exeter, EX1 1PR

T: (01392) 202203

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.