

PRIME CLASS E OPPORTUNITY EXETER 223-226 HIGH STREET

Description

Exeter is a city on the River Exe in Devon, southwest England. The unit is located in a prominent position on the High Street. Retailers in the nearby vicinity include **Tesco Express, Marks & Spencer, Sport Direct, Holland Barrett** and **Urban Outfitters**.

Nearby F&B occupiers include **Rosa's Thai, The Botanist, Tortilla, Comptoir Libanais, Turtle Bay** and **Boom Battle Bar**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged over ground and basement floors providing the following approximate areas:

Gross Frontage	19 ft 17 ins	(5.84 m)
Ground Floor (GIA)	175 sq. ft.	(16.3 sq. m)
Basement (GIA)	4,695 sq. ft.	(436.2 sq. m)

Lease

The premises are available by way of a new lease subject to vacant possession.

Rent

£85,000

per annum exclusive.



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£49,500
UBR (24/25)	0.499p

All parties are to be advised to make their own enquiries to the relevant authority.

EPC

The property has an EPC rating of C. A full report is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

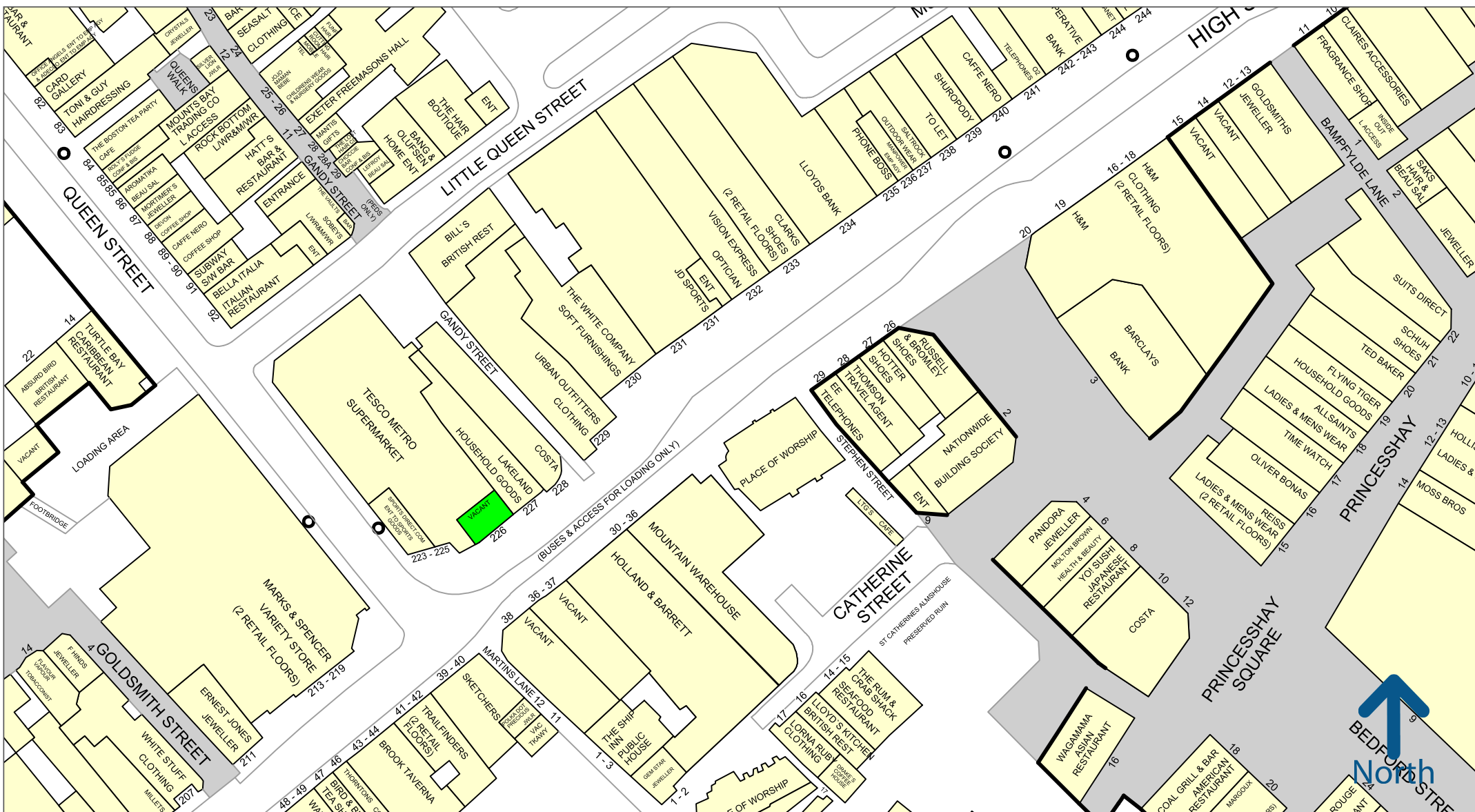
Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

Matt Beardall **07912 746923**
matt.beardall@greenpartners.co.uk

Subject to Contract

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50 metres

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Created By: Green and Partners

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