

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

£60,000

per annum exclusive.

Subject to Contract



Business Rates

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

| | |
|-----------------------|---------|
| Rateable Value | £49,500 |
| UBR (25/26) | 0.499p |

All parties are to be advised to make their own enquires 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

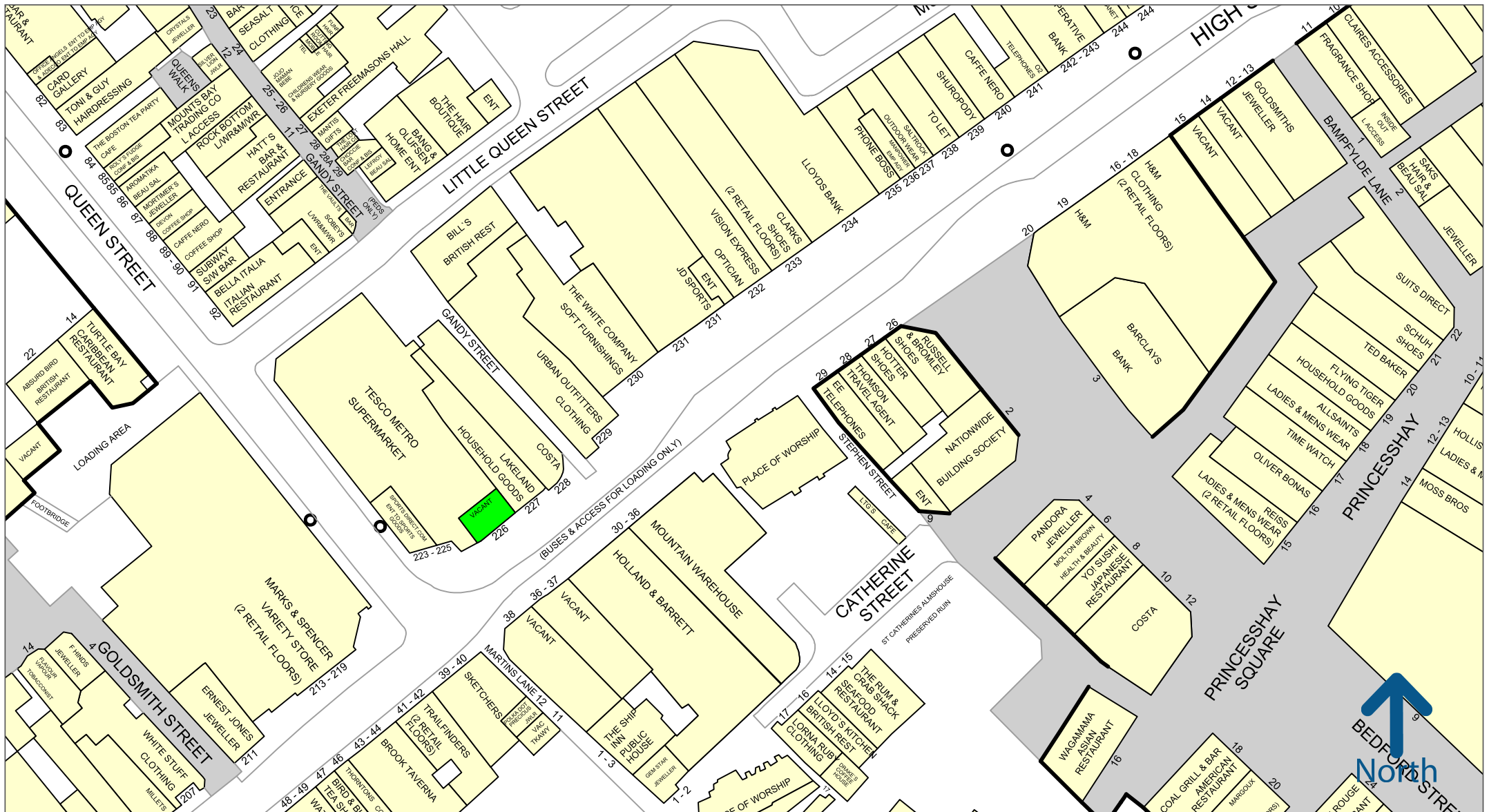
Strictly by appointment through, **Green & Partners**, contacting:

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

Sophie Marich **07375 625623**
sophie.marich@greenpartners.co.uk

Or local agents, **Vickery Holman**, contacting:

Zach Maiden **07770 442592**
zmaiden@vickeryholman.com



Experian Goad Plan Created: 26/02/2024

Created By: Green and Partners

For more information on our products and services:

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