

PRIME CLASS E OPPORTUNITY

EXETER

235 HIGH STREET



Description

Exeter is a city on the River Exe in Devon, southwest England. The premises occupy a prime position on Exeter High Street close to **Jones Bootmaker, Caffè Nero, Saltrock, H&M** and **Russell & Bromley** and opposite the main entrance to Princesshay Shopping Centre.

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:

Ground Floor	979 sq. ft.	(90.95 sq. m)
Basement	766 sq. ft.	(71.16 sq. m)
Total	1,725 sq. ft.	(160.25 sq. m)

Lease

The premises are available by way of a new effectively full repairing and insuring lease., subject to vacant possession.

Rent

£70,000

per annum exclusive.

Service Charge

The premises has a service charge of £1,692.72 per annum.

Business Rates

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

Rateable Value	£59,000
UBR (25/26)	0.555p

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

EPC

The property has an EPC rating of C 52. 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 subject to vacant possession through joint agents, **Green & Partners**, contacting:

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

Or, **Savills**, contacting:

Matthew Brown **07870 999610**
mabrown@savills.com

Subject to Contract

