

PRIME SHOP TO LET

EXETER

239 HIGH STREET



Description

The premises are situated in the prime section of Exeter High Street, adjacent to **Typo**. Other notable retailers in proximity include **Office, JD, H&M, Russell & Bromley, The White Company, Urban Outfitters, Hotter Shoes, Clarks** and **Lloyds Bank** (please see attached street traders plan).

Accommodation

The premises are arranged over ground and basement providing the following:-

Ground Floor Sales	1,110 sq. ft.	(103.12 sq. m)
Basement Ancillary	928 sq. ft.	(86.21 sq. m)
Total	2,038 sq. ft.	(261.43 sq. m)

Lease

The premises are available subject to vacant possession on a new 10 year effectively full repairing and insuring lease subject to an upward only rent review in the 5th year of the term.

Rent

£110,000

per annum exclusive.

Service Charge

The current service charge for the financial year is £3,527 per annum exclusive.

Business Rates

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

Rateable Value	£126,000
UBR (20/21)	0.512p

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

EPC

The property has an EPC rating of D 85. A full report is available upon request.

Legal Costs

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

Viewing

Viewing is strictly by appointment through joint agents, **Green & Partners**, contacting:

Matt Beardall 020 7659 4836
matt.beardall@greenpartners.co.uk

Harry Silcock 020 7659 4839
harry.silcock@greenpartners.co.uk

Or via **Savills** contacting:

Alan Elstob – 0117 910 2206
Nicola Pring – 0117 910 2355

Subject to Contract



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