

PRIME CLASS E OPPORTUNITY EXETER 240 HIGH STREET



Description

The premises are situated in the prime section of Exeter High Street, adjacent to new **Shuropody**. Other notable retailers in proximity include **JD, H&M, Russell & Bromley, Starbucks** and **Urban Outfitters**.

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 areas:

Ground Floor Sales	1,185 sq. ft.	(110.09 sq. m)
Basement Ancillary	1,066 sq. ft.	(99.03 sq. m)
First Floor	764 sq. ft.	(70.97 sq. m)
Total	3,015 sq. ft.	(280.10 sq. m)

Lease

The premises are available on a new effectively full repairing and insuring lease for a term to be agreed.

Rent

£87,500

per annum exclusive.

Service Charge

The current service charge for the financial year is £1,630 per annum.

Business Rates

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

Rateable Value	£145,000
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

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

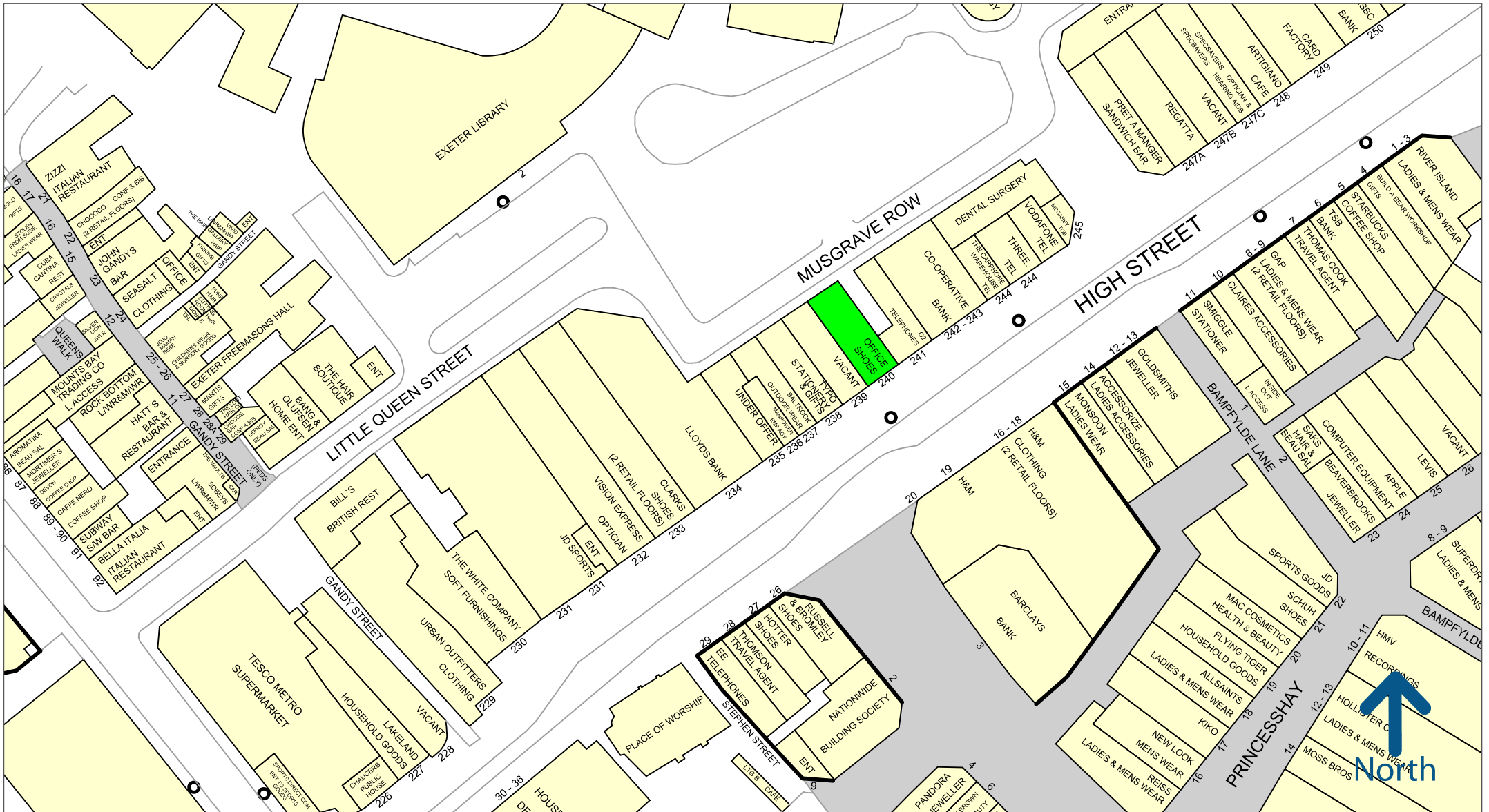
Matt Beardall 020 7659 4836
matt.beardall@greenpartners.co.uk

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

Or, **Savills**, contacting:

Matthew Brown 0117 910 2218

Subject to Contract



50 metres

Experian Goad Plan Created: 15/04/2021
Created By: Green and Partners



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