

TO LET

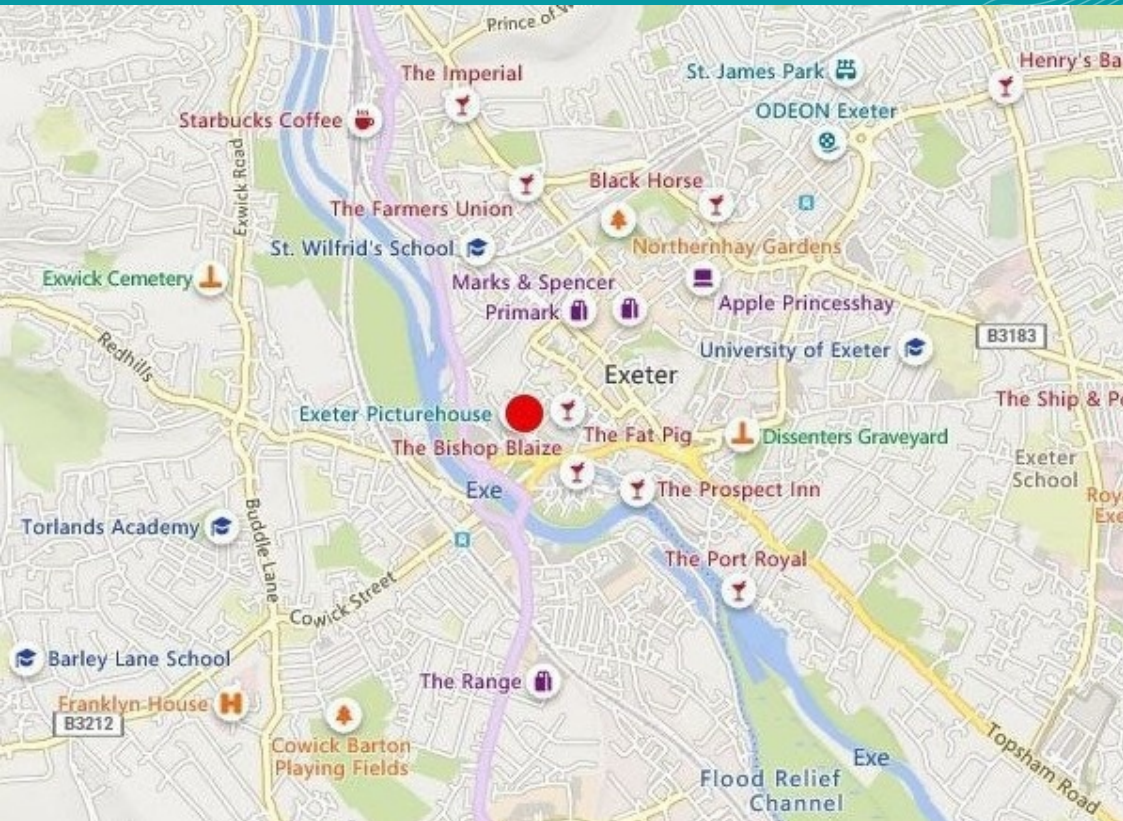
- ✓ Spacious Class E unit
- ✓ Lift access to first floor
- ✓ Two disabled W/C's
- ✓ Parking



52 BARTHOLOMEW STREET WEST, EXETER EX4 3AJ

Adaptable Class E unit close to City Centre to let

2,959 Sq Ft
(275 Sq M)



DESCRIPTION

The unit was formerly occupied as an office and drop-in centre but would suit a variety of Class E uses including offices, niche health, fitness and beauty studio, day centre, community use or quasi medical including dental and physiotherapy. The unit consists of an entrance hall with fitted kitchen and seating area with access up to a large first floor via stairs and lift leading to three further office/meeting spaces and break out area. To the front are 3 car spaces.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground Floor	444	41
First Floor	2,515	234
Total	2,959	275

EPC

E - 114

Subject to contract.

LOCATION

This unit is located south west of the main shopping area in Exeter, just off Fore Street and adjacent to Picturehouse Cinema a significant draw to this location. There is access to main bus routes within walking distance. Exeter St. Davids train station is approx. 0.5 miles north.

TERMS

The unit is available on a new internal repairing and insuring lease with service charge recovery, for a term to be agreed.

RENT

£25,000 per annum exclusive

BUSINESS RATES

The ratable value is £27,000. Interested parties should verify this with VOA - see www.voa.gov.uk

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

lsh.co.uk

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