

TO LET

57 High Street, Exeter, Devon

FASHION FITTED UNIT IN HIGH FOOTFALL POSITION

Hartnell
TaylorCook



Contact

Gruffudd Hobday

Direct Dial:

0117 946 4569

Mobile:

07493 869973

Email:

gruffudd.hobday@htc.uk.com

Richard Saunders

Direct Dial:

0117 946 4521

Mobile:

07825 382835

Email:

richard.saunders@htc.uk.com

LOCATION - EX4 3DJ

The property is situated in a prime location on High Street in Exeter. Exeter is a city in Devon with a population of 129,800 located 36 miles northwest of Plymouth and 65 miles southwest of Bristol.

The unit is in a prominent position on High Street opposite to the city's historic Guildhall, entrance to Guildhall Shopping Centre and nearby is the principal access to the Cathedral via Broadgate and Cathedral Yard. Occupiers in the vicinity include **Jack Wills, Trailfinders, Dr Martens, Millets, White Stuff, Mountain Warehouse** and **M&S**.

ACCOMMODATION

The demise forms part of a mixed building and is arranged over ground and basement floor levels providing the following approximate dimensions and areas :-

Shop width (max):	20 ft (5.95 m)
Shop depth (max):	52 ft (15.77 m)
Ground floor sales:	947 sq ft (88 sq m)
Basement ancillary:	652 sq ft (60.57 sq m)

TENURE

Offers are invited for an assignment of an effective full repairing and insuring lease which expires on 9 October 2027 with a tenant only break effective 9 October 2022.

RENT

£75,000 per annum, exclusive of service charge, VAT and rates.

RATES

Rateable Value: £70,500
Standard multiplier: 49.3 p
Rates payable: £34,756.50 pa

EPC

The property has an EPC rating of D (84).

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred with the transaction.

VIEWING

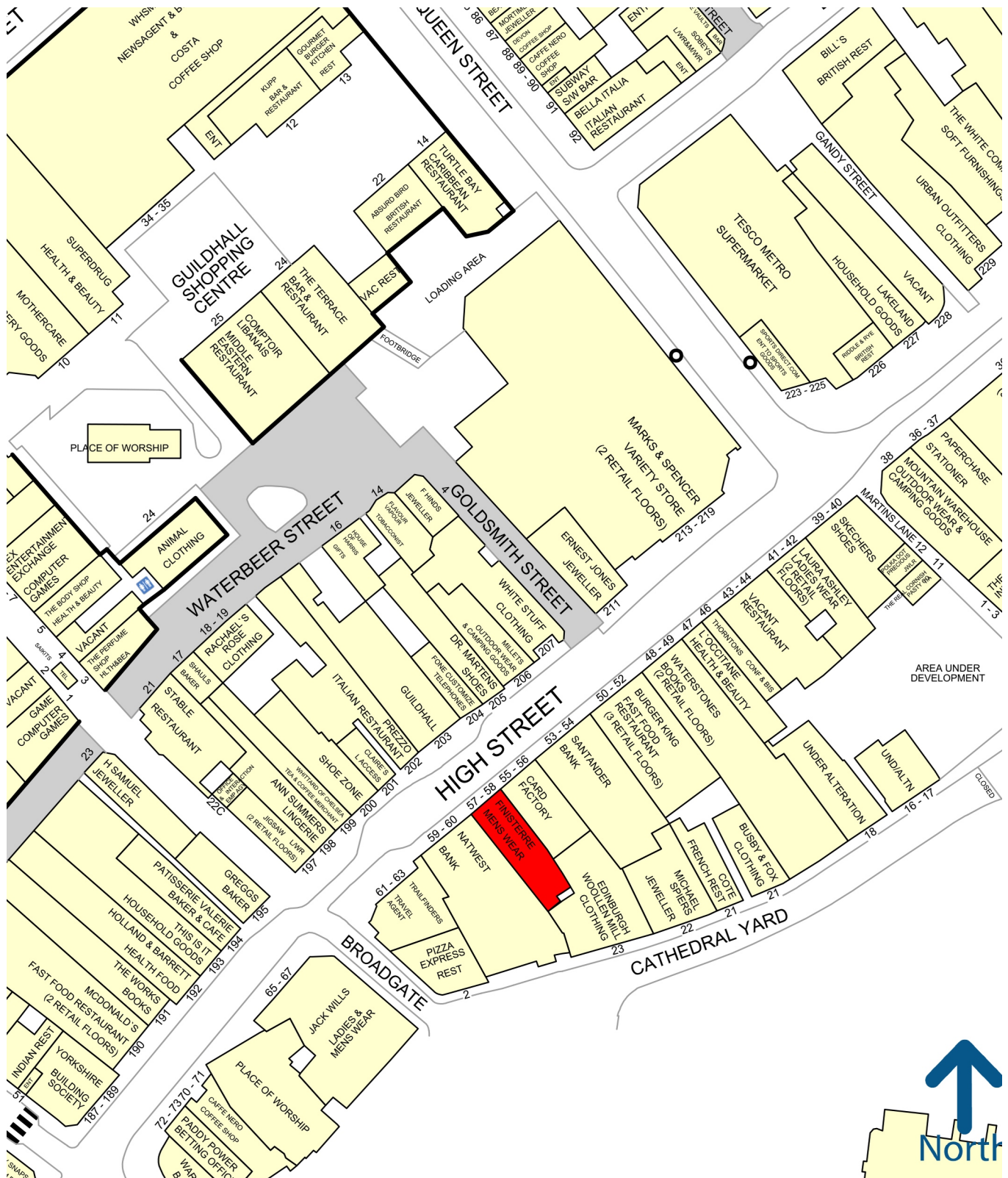
For further information or to arrange an inspection please contact the above however please note that **STAFF ARE NOT AWARE**.

Bristol Office
Somerset House
18 Canynge Road
Clifton
BS8 3JX
T. 0117 923 9234

htc.uk.com

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SUBJECT TO CONTRACT
 Date of Production: 05-Feb-2019
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