

stratton
creber
commercial

property consultants



83 Fore Street, Exeter, Devon, EX4 3HR

To let

Viewing by prior appointment with
Orla Kislingbury

(01392) 202203

orla@sccexeter.co.uk

Second floor city centre office

Approx: 2,098 sq.ft (195 sq.m)

New lease, immediately available

Suitable for a variety of uses (STP)

To let: £15,000 per annum

strattoncrebercommercial.co.uk

Location

The property is situated towards the upper end of Fore Street being an extension of Exeter's High Street.

Fore Street is a vibrant city centre position with independent boutique and niche retailers as well as cafés and restaurants.

The premises are situated in a busy trading position close to Thomas Moore, Futon Company, London Camera Exchange, Amplifon Hearing Centre and Hospiscare.

Description

The property comprises a self-contained second floor office with access off the main stairwell. There are two separate points of access into the suite off an internal corridor. Toilet facilities are accessed off the stair well.

The specification includes Cat II lighting, carpeting throughout, perimeter trunking and single glazed crittal windows. The property is understood to be without heating.

Accommodation

The approximate floor area is: 2,098 sq ft (195 sq ft).

Lease Terms

This property is available by way of a new lease at an annual rent of: **£15,000 per annum.**

All other terms by negotiation.

Energy Performance Certificate (EPC)

An EPC is available for this property and the rating is: E (113)

Business Rates

Rateable Value (from April 2026):	£19,500.00
Rates Payable:	£8,248.50

VAT

VAT is not applicable to the property.

Legal Costs

Both parties to bear their own legal costs in the transaction.

Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial
20 Southernhay West, Exeter, EX1 1PR

Contact: Orla Kislingbury
Tel: (01392) 202203
Email: orla@sccexeter.co.uk



Exeter Office

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