

Shop To Let

To Be Refurbished

EXETER

193 High Street



Location

The premises offer affordable large-format space in a busy location on High Street, close to the main entrance to The Guildhall Shopping Centre.

Nearby occupiers include **Holland & Barrett**, **Jack Wills**, **Jigsaw**, and **Pizza Express**.

Accommodation

The property will be refurbished to provide the following approximate net internal floor areas:

Ground Floor Sales	261.0	sq m	2,810	sq ft
Basement Storage (unused)	164.1	sq m	1,767	sq ft
First Floor Ancillary	221.2	sq m	2,382	sq ft
Second/Third Floor Ancillary	133.8	sq m	1,441	sq ft

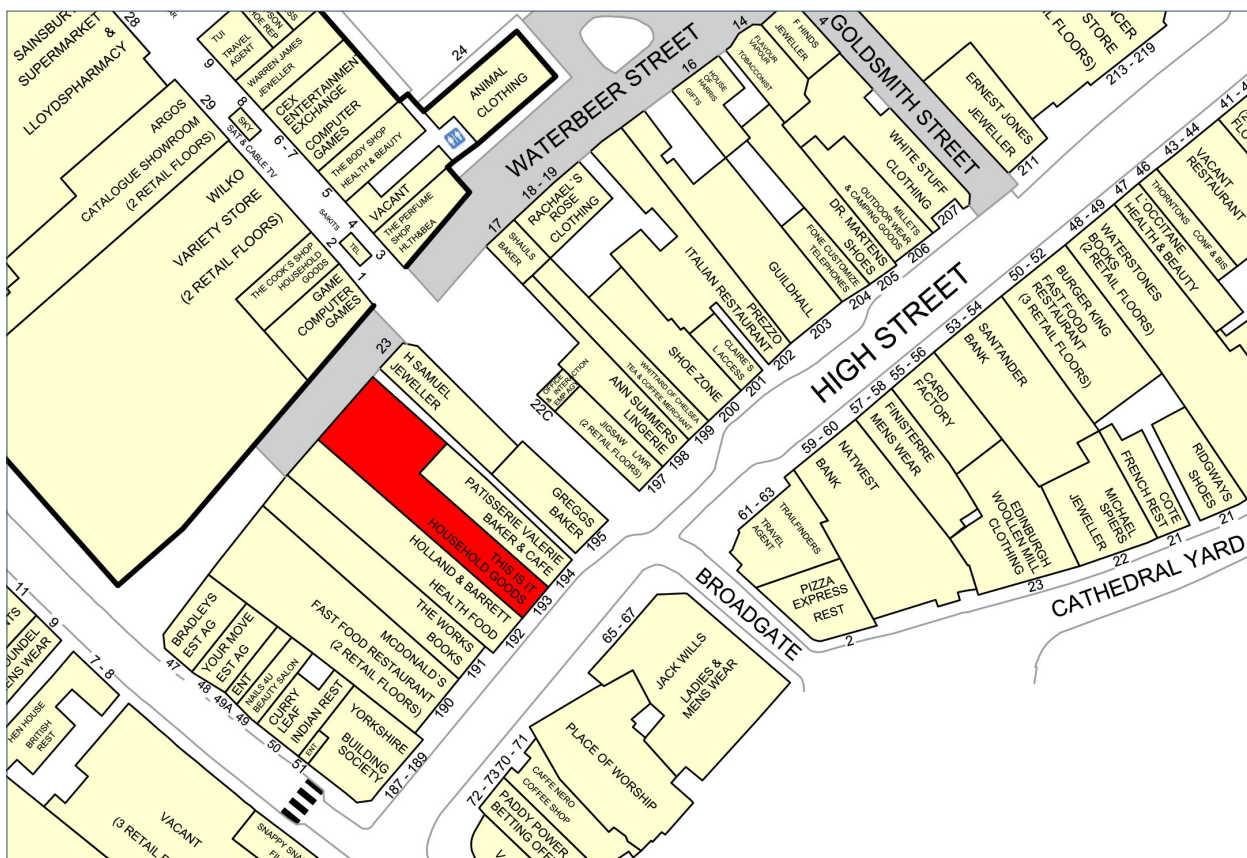
Rent **£92,000 pax.**

SAVILLS BRISTOL

Embassy House, Queens Avenue
Bristol, BS8 1SB

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Rates

Rateable Value 2017	£101,000
UBR 2019/20	50.4p/£
Rates Payable 2019/20	£50,904 (estimated)

The government has introduced a transitional phasing system which phases in increases/decreases in Business Rates. Interested parties are advised to make enquiries with the Local Authority to confirm their likely Business Rates liability

Legal Costs

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

Tenure

The premises are available by way of a new full repairing and insuring lease on terms to be agreed, subject upward only rent reviews at the end of each fifth year of the term.

EPC

E:112

Viewing & Further Information: Strictly by prior arrangement only with:

CONTACT

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