

TO LET - RETAIL

17-18 WATERBEER STREET

Exeter, EX4 3EH



- The historic university and cathedral city of Exeter in the county of Devon.
- The city has a primary retail catchment population of approximately 427,000 people.
- Centrally located, the premises are close to Guildhall Shopping Centre where occupiers include Primark, Wilko, Sainsburys and Superdrug and Queen Street Dining where occupiers includes Pho, Franco Manca, Turtle Bay and Comptoir.
- Affordable central location, in an attractive Grade II listed building.
- The premises are available on a new lease on terms to be agreed, subject to vacant possession.

SAVILLS Bristol
Embassy House
Bristol BS8 1SB

savills.co.uk



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Summary

Available Size	2,546 sq ft
Rent	£30,000 per annum
Rates Payable	£12,599.75 per annum
Rateable Value	£25,250
EPC Rating	C (55)

Location

The premises occupies a central location close to the Guildhall Shopping Centre and Queen Street Dining.

Accommodation

The unit is arranged over three floors and provides the following approximate net internal floor areas:

Name	sq ft	sq m
Ground - Sales	766	71.16
Ground - Ancillary	388	36.05
1st - Ancillary	1,006	93.46
2nd - Ancillary	386	35.86
Total	2,546	236.53

Terms

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

Rent

£30,000 pax

Costs

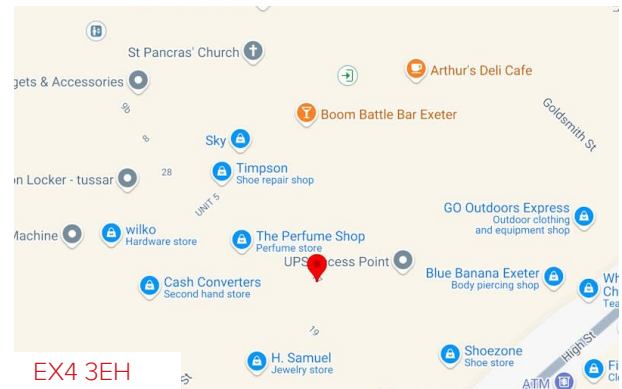
Each party is to be responsible for their own legal and professional costs incurred in this transaction.

EPC

C (55)

Viewings

Further information & viewing upon request, and strictly by prior appointment with Savills.



Viewing & Further Information

Sebastian

Collins

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