

PRIME SHOP TO LET

Exeter

41-42 High Street



Location

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.

This property comprises a mid terraced Grade II* listed building with accommodation over 5 storeys, sales on the ground and first floors plus ancillary space on second, third and basement floors. The property benefits from prominent double width frontage and occupies a prime city centre location immediately opposite **Marks and Spencer**, close to **Waterstones**, **Skechers**, **Costa Coffee**, **Ernest Jones**, **Burger King** and The **Guildhall Shopping and Dining Centre**.

Accommodation

The premises are arranged over the basement, ground, first and second floors and provide the following approximate net internal floor areas:

Ground Floor Sales	1,437	sq ft	133.50	sq m
Ground Floor Staff Area	89	sq ft	8.27	sq m
First Floor Sales	1,343	sq ft	124.76	sq m
Second Floor Ancillary	933	sq ft	86.68	sq m
Third Floor Ancillary	1,025	sq ft	95.22	sq m
Basement Ancillary	721	sq ft	66.98	sq m

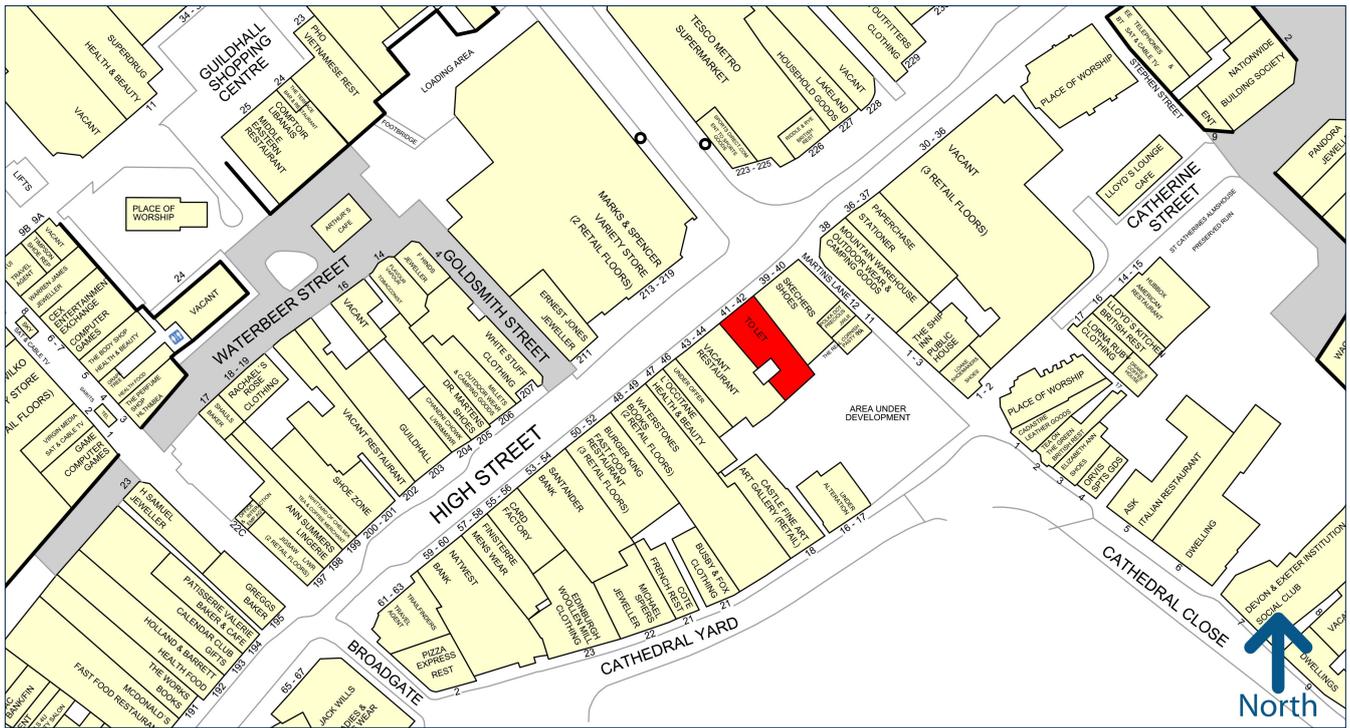
Rent **£100,000 pax**

SAVILLS BRISTOL

Embassy House, Queens Avenue
Bristol, BS8 1SB

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Rates

Rateable Value 2017	£140,000
UBR 2020/21	51.2 p/£
Rates Payable	£71,680

Interested parties are advised to make their own enquiries with the local rating authority to confirm their likely liability.

Tenure

The premises are available on a new full repairing and insuring lease for a term to be agreed.

Legal Costs

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

Viewing & Further Information:

Strictly by prior arrangement only with:

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