

PRIME SHOP TO LET

Exeter

47 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.

47 High Street occupies a prime city centre location opposite **Marks and Spencer**, adjacent to **Waterstones**, with **Ernest Jones**, **Burger King**, **Costa Coffee**, **Skechers**, and the **Guildhall Shopping and Dining Centre** close by. This property comprises a mid terraced Grade II listed building with accommodation over 4 storeys, sales on the ground floor plus ancillary space on first, second, third and basement floors. Ancillary space includes a WC and staff kitchen facilities.

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	564	sq ft	52.40	sq m
Ground Floor Ancillary	175	sq ft	16.26	sq m
First Floor Ancillary	454	sq ft	42.19	sq m
Second Floor Ancillary	656	sq ft	60.97	sq m
Third Floor Ancillary	391	sq ft	36.33	sq m
Basement	140	sq ft	13.01	sq m

Rent

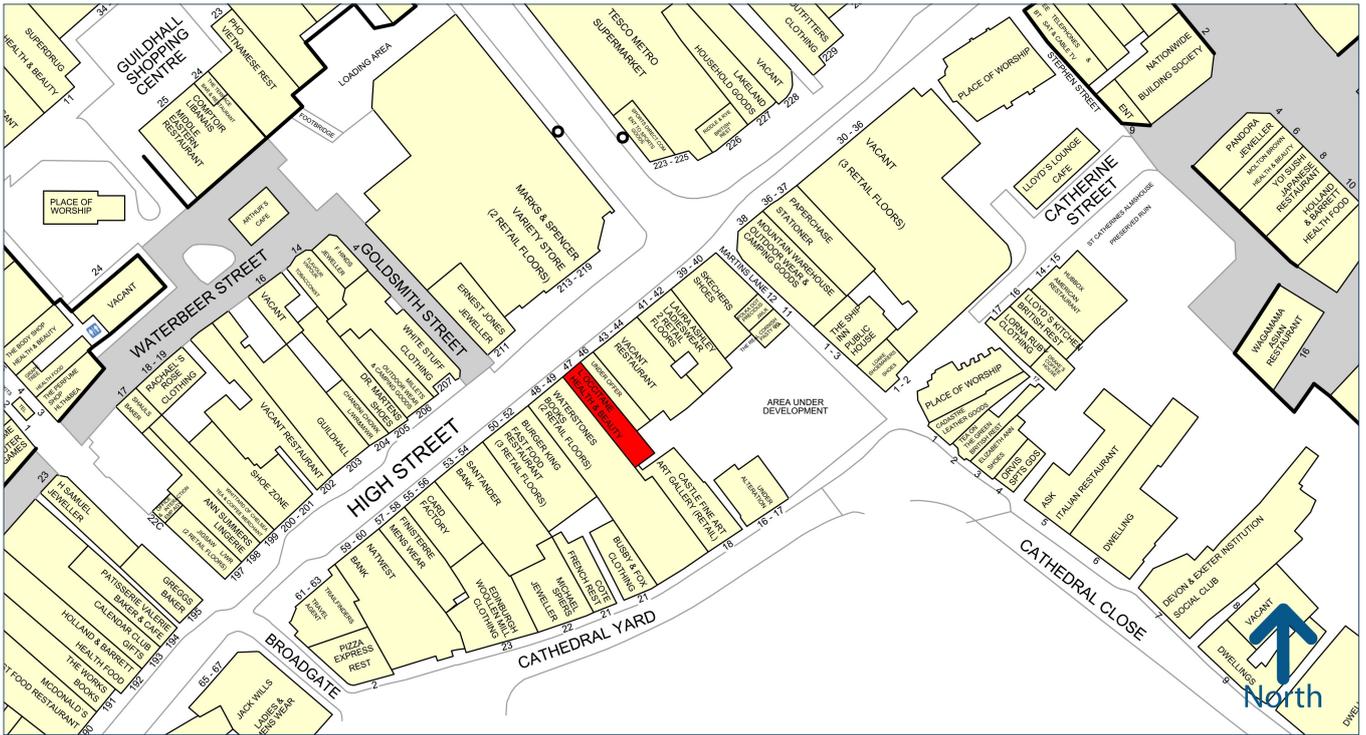
£50,000 pax

SAVILLS BRISTOL

Embassy House, Queens Avenue
Bristol, BS8 1SB

savills.co.uk

savills



Rates

Rateable Value 2017	£48,750
UBR 2020/21	49.9 p/£
Rates Payable	£24,326

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:

CONTACT

Peter Clayton

pclayton@savills.com
0117 910 2205

Or via our joint agents Stratton Creber Commercial:

Damian Cook

Damian@sccexeter.co.uk
01392 202 203

Vicky Bandyszewska

Vicky@sccexeter.co.uk
01392 202 203

IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of

any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.