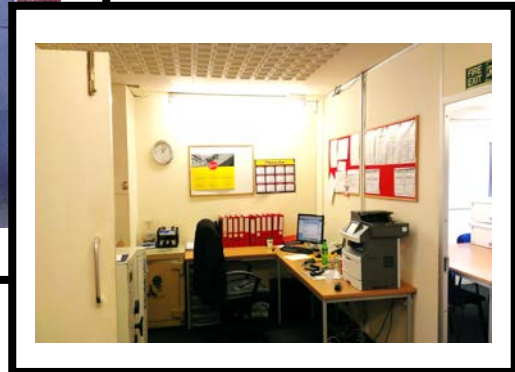
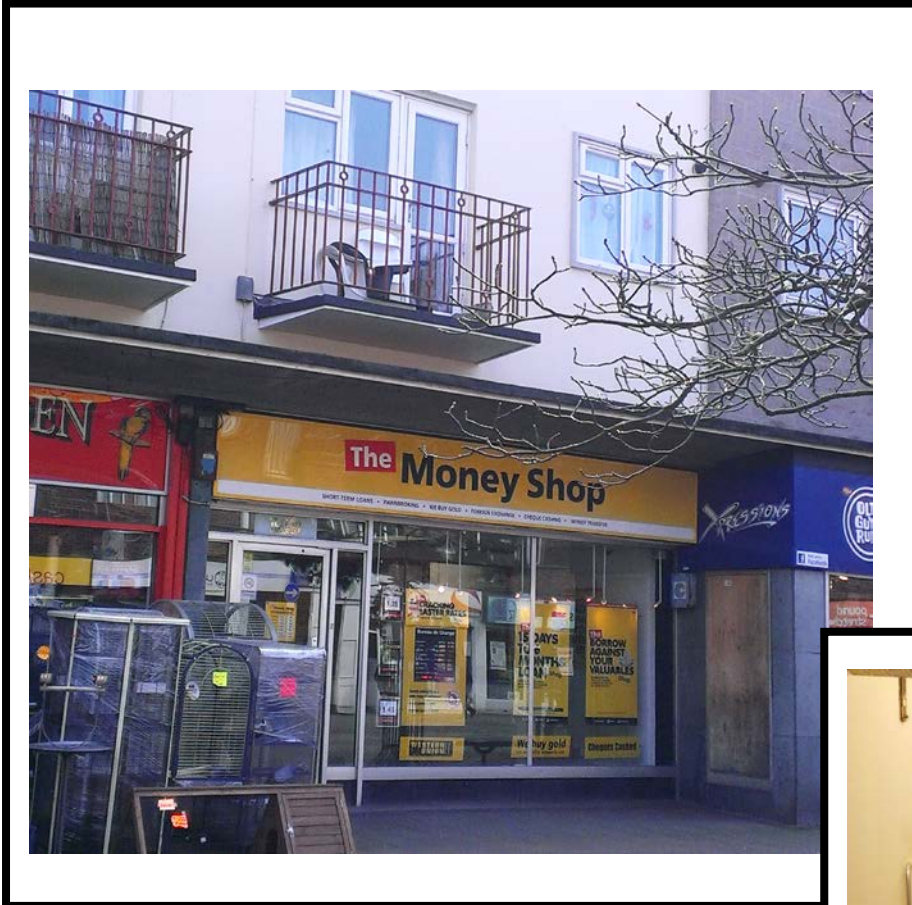


EXETER

GROUND FLOOR SHOP PREMISES

TO LET

1,103 FT² / 102.5 M²



149 SIDWELL STREET, EXETER, DEVON, EX4 6RT

Victoria House • Victoria Street • Taunton TA1 3FA • Fax: 01823 353133

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01823 353033

LOCATION

Exeter, university and cathedral city with a resident population circa 130,000, is situated adjacent to the M5 Motorway some 36 miles north east of Plymouth and 65 miles south east of Bristol. The city is well connected to the motorway and British Rail networks. Sidwell Street is an easterly extension of High Street, a popular retail location within the city centre.

The subject property comprises a ground floor shop premises with good frontage to Sidwell Street. Nearby traders include a mix of national, regional and local retailers including McColls, Subway, Greggs and The John Lewis Partnership.

DESCRIPTION

The property forms a ground floor retail unit within a three storey block, residential above. The premises provide flexible retail accommodation and benefits from rear servicing from Bampfylde Street.

The property is currently arranged as a front showroom area with rear storage and WC. Limited on street parking is available outside.

The property has established A2 (Office) use, and offers potential for most retail trades. Interested parties should make enquiries to Exeter City Council Planning Department.

FLOOR AREAS

	m ²	sq ft
Ground floor – Sales Area/Ancillary	98.13	(1,056)
Rear Storage	<u>4.37</u>	<u>47</u>
	<u>102.5</u>	1,103

LEASE TERMS & RENT

The property is offered to let on a new contributory full repairing and insuring lease subject to five yearly rent reviews.

The commencing rental under the new lease shall be £21,500 per annum exclusive

RATES & ENERGY PERFORMANCE

Commercial 2017 Rating List: **Shop & Premises RVE18,500**

For further details of Rates payable please contact Exeter City Council.

Energy Performance Certificate: **Band D (98)**

LEGAL COSTS

Each party shall be responsible for their own legal and professional costs incurred in the transaction.

FURTHER INFORMATION AND VIEWING

Please contact David White at this office: Telephone: 01823 353033.
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