



2 Palace Gate, South Street, Exeter, EX1
1ED

To let

Viewing by prior appointment
with Victoria Bandyszewska

(01392) 202203

vicky@sccexeter.co.uk

Ground floor shop with prominent corner position

City centre location

Well presented, suitable for a variety of uses (STP)

Approx 73 sq m / 789 sq ft

Rent: £20,000 per annum

strattoncrebercommercial.co.uk

Location

The property is situated in a good secondary location within the city centre, close to the High Street. South Street comprises a number of independent retailers together with Estate Agents and restaurants and benefits from good pedestrian and vehicular flow.

Nearby occupiers include KFC, Marie Curie, RSPCA, Cost Cutters and Oxfam.

Description

2 Palace Gate hold a prominent corner position on South Street.

This unit comprises a ground floor office / sales space with a storage cupboard, a short stair case leads up to an open plan office / store with kitchenette and WC.

The property benefits from air conditioning and fantastic store frontage providing plenty of natural light and display opportunity.

Accommodation

This property is approximately 73 sq m / 786 sq ft

Lease Terms

This property is available by way of a new effective full repairing and insuring lease for a term to be agreed at a rent of £20,000 per annum.

All other terms by negotiation.

Deposit and References

A deposit and references are required subject to tenant status.

Energy Performance Certificate (EPC)

The EPC for this property is rated C62

Business Rates

The Business Rates for the year April 2026 - March 2027 are as follows:

Rateable Value:	£13,000
Rates Payable:	£5,616
Rates Payable:*	£4,966

*Retail, hospitality, leisure

Business Rates Relief is available for qualifying tenants. Interested parties are advised to contact the local authority regarding their eligibility.

VAT

VAT is not chargeable.

Legal Costs

Tenant are to bear their own legal costs in the transaction. Tenants are also requested to contribute up to £3,000 + VAT towards landlords fees.

Viewing & Further information

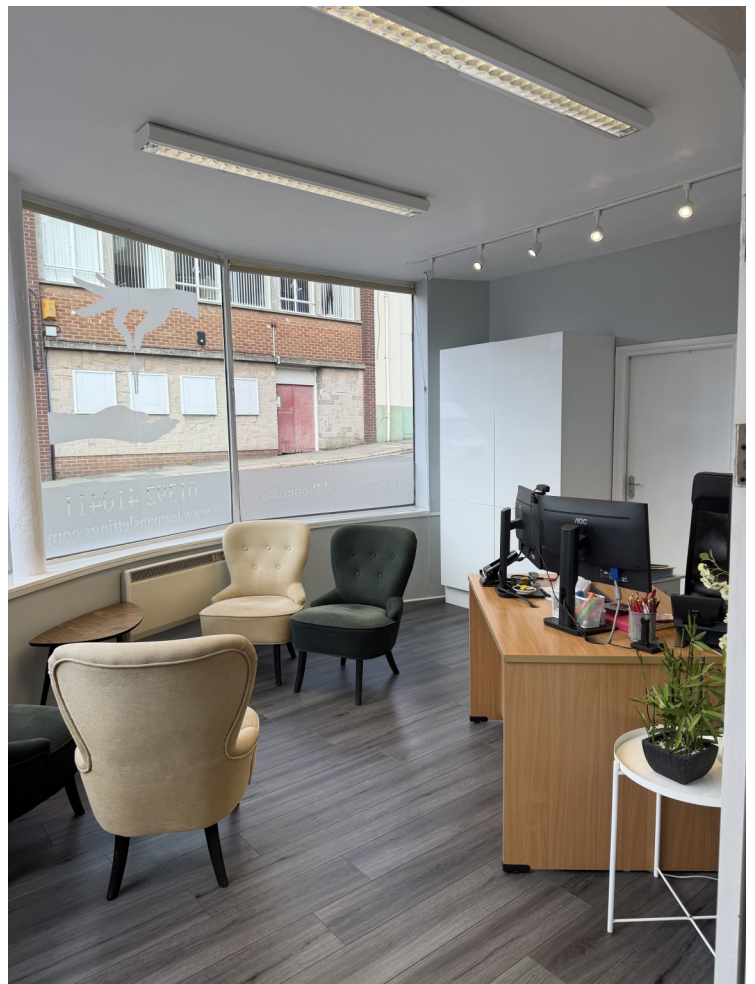
Strictly by appointment through the sole agents:

Stratton Creber Commercial
20 Southernhay West, Exeter, EX1 1PR

Contact: Victoria Bandyszewska

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