



119 Sidwell Street, Exeter, Devon, EX4 6RY

To let

Viewing by prior appointment
with Orla Kislingbury

(01392) 202203

orla@sccexeter.co.uk

Ground floor lock up shop

Located in busy and popular shopping parade in the heart
of the city centre

Approx: 1,032 sq. ft (95.9sq. m)

New lease available

Rent: £21,000 per annum

strattoncrebercommercial.co.uk

Location

The property is situated within the heart of the city centre in a prominent and visible position. Sidwell Street is characterized by a mixture of national and well-established independent retailers including Savers, Ivor Doble Jewellers, Greggs Bakers, Iceland, Coral, Shauls Bakery, Sainsburys and John Lewis.

Description

The property comprises a ground floor shop with staff kitchen and WC facilities to the rear.

There is rear access from Red Lion Lane.

Accommodation

The approximate total floor area is: 1,032 sq. ft (95.9 sq. m)

Lease Terms

The premises are available by way of a new full repairing and insuring basis for a term to be agreed.

Deposit and References

A deposit and references are required subject to tenant status.

Energy Performance Certificate (EPC)

Assessed in Band D (97)

Business Rates

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

Rateable Value: £16,250.00

Rates Payable: £7,020.00

VAT

VAT is not chargeable to the rent.

Legal Costs

Both parties to bear their own legal costs in the transaction.

Viewing & Further information

Strictly by appointment through the sole agents:

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

Contact: Orla Kislingbury
Tel: (01392) 202203
Email: orla@sccexeter.co.uk

