



111-113 Fore Street, Exeter, Devon, EX4 3JF

# To let

Viewing by prior appointment  
with Jonathan Ling

**(01392) 202203**

[Jonathan@sccexeter.co.uk](mailto:Jonathan@sccexeter.co.uk)

Ground floor shop with ancillary basement storage

Prominent corner location, close to city centre

Approx: 1,533 sq ft / 142 sq m

New lease, available immediately

To let: £17,500 per annum

## Location

111-113 Fore Street benefits from a prominent corner position situated on Fore Street close to Exeter's High Street and the Princesshay Shopping Centre. The area is popular with national retailers and independent traders including Frocks in Spring Time, Jelly charity shop, together with Leisure traders including McColls, Taunton Leisure and Thomas Moore.

## Description

The property comprises a well-presented ground floor retail shop with ancillary basement storage.

The ground floor shop has vinyl flooring, spot lighting and expansive full height display windows.

On the ground floor to the rear of the shop is a kitchenette and WC, and mezzanine storage.

The basement has interconnected storage rooms with strip lighting.

## Accommodation

Description	Sq ft	Sq.m
Retail	845	78.59
Ground floor storage	83	7.71
Mezzanine Storage	82	7.62
Basement	522	48.54
<b>TOTAL:</b>	<b>1,533</b>	<b>142.46</b>

## Lease Terms

The property is available by way of a new lease for a term to be agreed on a contributory full repairing and insuring basis at an annual rent of **£17,500 per annum, exclusive**.

## Energy Performance Certificate (EPC)

An EPC rating is B45.

## Business Rates

Rateable value: £25,250  
 Rates payable: £10,908  
 Rates payable:\* £9,645.50

\*Hospitality, retail and leisure

Interested parties are advised to contact the local authority with regards their liability.

## 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: Jonathan Ling  
 Tel: (01392) 202203  
 Email: [jonathan@scceexeter.co.uk](mailto:jonathan@scceexeter.co.uk)





**Exeter Office**

20 Southernhay West, Exeter, EX1 1PR

T: (01392) 202203

E: [info@sccexeter.co.uk](mailto:info@sccexeter.co.uk)

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