



66 Fore Street, Heavitree, Exeter, Devon, EX1 2RR

To let

Viewing by prior appointment
with Jonathan Ling:

(01392) 202203

jonathan@sccexeter.co.uk

Retail/ office space on busy arterial route

Suitable for multiple uses (subject to consents)

Approx: 593 sq ft / 55.11 sq m

Available immediately

100% Business Rates Relief for qualifying tenants

To let: £9,000 per annum

strattoncrebercommercial.co.uk

Location

The property is situated on one of the main arterial roads into the city centre in the Heavitree district of Exeter. This is a popular shopping and professional office area approximately 1 mile from the city centre.

Heavitree is represented by a number of national and independent retailers including Post Office, Co-operative food store, Devon Air Ambulance, Kip McGrath and InFocus Charity shop.

Description

66 Fore Street is a three storey self contained building comprising a reception, kitchen, WC and rear office/ store on the ground floor, two offices on the first floor and two further rooms on the second floor.

The property is well presented with electric heating, and carpeting throughout.

Accommodation

Approximate total accommodation: 593 sq ft / 55.11 sq m

Lease Terms

This property is available by way of a full repairing and insuring basis at a rent of **£9,000 per annum.**

All other terms by negotiation.

Deposit and References

A deposit and references may be required, subject to tenant status.

Energy Performance Certificate (EPC)

An EPC is available for this property and the rating is: E120

Business Rates

Ratable value: £2,475.00

100% business rates relief is available for qualifying tenants (i.e. no business rates would be payable).

VAT

VAT is not chargeable.

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

Contact: Jonathan Ling
Tel: (01392) 202203
Email: jonathan@sccexeter.co.uk





Exeter Office

20 Southernhay West, Exeter, EX1 1PR

T: (01392) 202203

E: info@sccexeter.co.uk

Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;

All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them;

No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.