



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

To let

Viewing by prior appointment
with Jonathan Ling:

(01392) 202203

jonathan@sccexeter.co.uk

Retail kiosk / office pod on busy arterial route

Suitable for multiple uses (subject to consents)

Approx: 174 sq ft / 16.1 sq m

100% Business Rates Relief for qualifying tenants

To let: £6,000 per annum

strattoncrebercommercial.co.uk

Location

Situated on the main arterial road into the city centre from the east (including the M5 Motorway). Heavitree's Fore Street is a popular suburban shopping parade approximately 1 mile from the city centre and close to the hospital.

Heavitree has a number of independent retailers as well as a Post Office, Co-Op supermarket and charities including Devon Air Ambulance, Sue Ryder and InFocus.

Description

A small commercial unit with large, fully-glazed frontage, suitable for use as a retail kiosk or an office pod (1-2 desks). It has its own WC and tea point, and has been newly renovated with full redecoration, new vinyl flooring, wall-mounted heater and LED lighting.

As well as the opportunity to use the fully glazed frontage for product display and/or branding, the tenant will have rights to erect signage on the large fascia extending along the full frontage.

Accommodation

Net area: 174 sq ft / 16.1 sq m

Lease Terms

Offered by way of a new lease at a rent of **£6,000 per annum**. All other terms by negotiation.

In addition to the rent, a service charge is payable in respect of landlord's costs including water and drainage, buildings insurance external repairs and maintenance of the fire alarm system. The service charge will be fixed at £500 per annum for the duration of the lease.

The tenant's repairing obligation extends only to the interior of the unit and the shop front.

Deposit and References

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

Energy Performance Certificate (EPC)

Rated C (69)

Business Rates

Rateable value: £3,200

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
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