

**DUE TO
RELOCATION**

**stratton
creber
commercial**
property consultants



14 North Street, Exeter, Devon, EX4 3QS

To let

Viewing by prior appointment
with Damian Cook MRICS /
Vicky Bandyszewska

(01392) 202203

damian@sccexeter.co.uk

vicky@sccexeter.co.uk

City centre shop

Close to High Street

New flexible lease

100% Business Rates Relief

To let: £15,000 per annum

strattoncrebercommercial.co.uk

Location

The property is situated on North Street approximately 100 yards from Exeter High Street and 40 yards from the Guildhall shopping centre. North Street itself is popular with independent shops, restaurants and cafes as well as professional services including estate agents and financial services. Nearby occupiers include Bradleys Estate Agents, Herbies restaurant, The Lin Den Café, Yorkshire Building Society, Nails 4u and The Exeter Barber.

Description

The premises are becoming available due to the current occupiers expansion and relocation next door. The premises itself comprises a ground floor lock up shop with suspended ceiling and wood effect flooring. To the rear is a staff area and WC.

Accommodation

The property has the approximate dimensions and floor areas:

Gross frontage: 12'4 (3.75m)
Net sales area: 440 sq ft (41 sq m)

Lease Terms

Offered by way of a new lease on a contributory full repairing and insuring terms at an initial rent of **£15,000 per annum exclusive**. All other terms by negotiation.

Energy Performance Certificate (EPC)

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

E (117).

Business Rates

Rateable value: £10,750.00

Rates payable: £5,267.50

100% business rates relief will be available to qualifying tenants.

Deposit

A rent deposit of the equivalent of 3 months rent may be required subject to status.

VAT

VAT is not chargeable to the rent or service charges.

Legal Costs

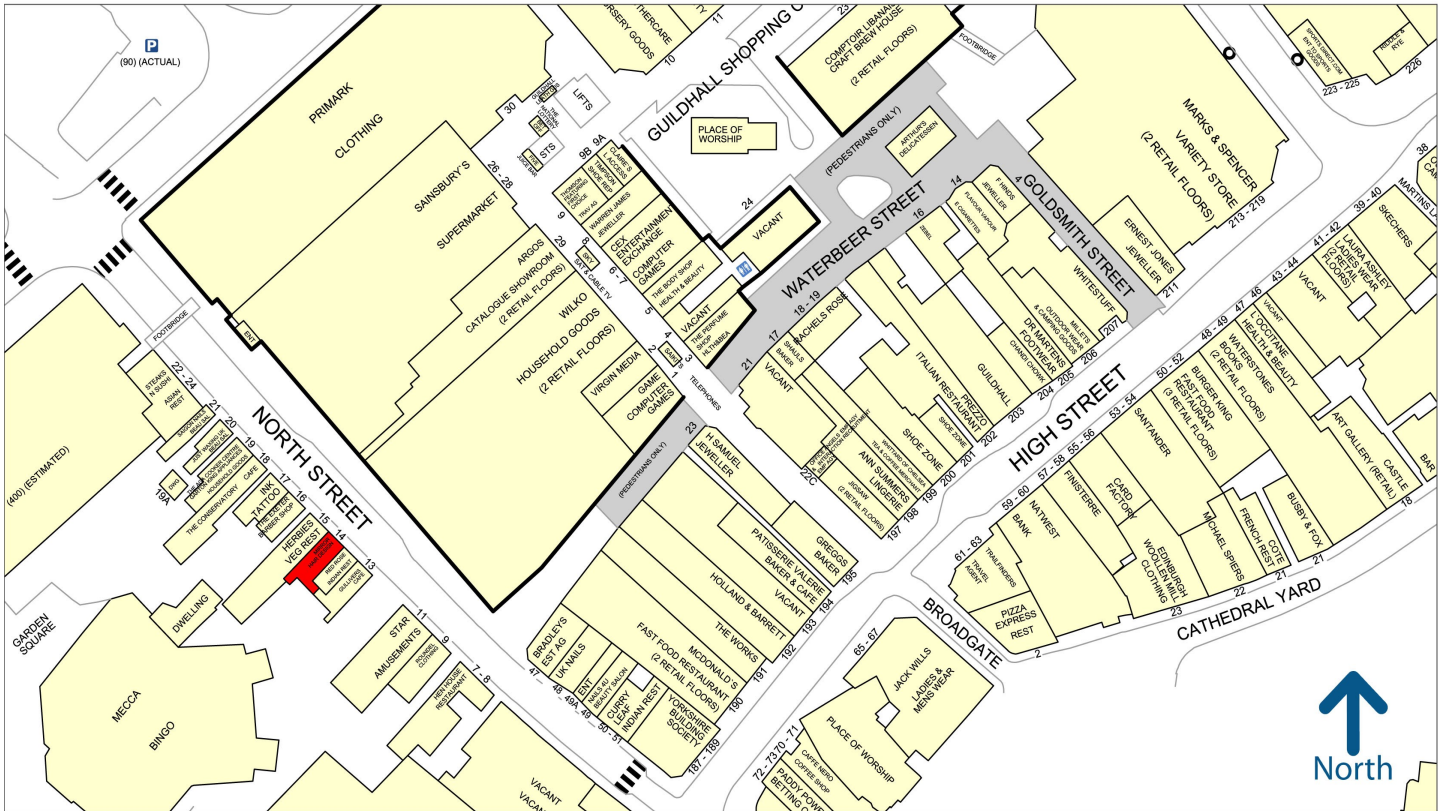
Both parties to bear their own legal costs in the transaction.

Viewing & Further information

Strictly by appointment through the sole agents:

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

Contact: Damian Cook MRICS
Vicky Bandyszewska
Tel: (01392) 202203
Email: damian@sccexeter.co.uk
vicky@sccexeter.co.uk



Exeter Office

20 Southernhay West, Exeter, EX1 1PR

T: (01392) 202203

F: (01392) 203091

E: info@sccexeter.co.uk

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