The premises are situated in the prime section of Exeter High Street, adjacent to the new **Typo** and **Menkind** stores. Other notable retailers in proximity include **H&M**, **Russell & Bromley**, **The White Company**, **Urban Outfitters**, **Hotter Shoes**, **Clarks** and **Lloyds Bank** (please see attached street traders plan).

**A C C O M M O D A T I O N**

The premises are arranged over ground and basement providing the following:-

- **Ground Floor Sales**: 968 sq. ft. (89.92 sq. m)
- **Basement Ancillary**: 662 sq. ft. (61.49 sq. m)

**L E A S E**

The premises are available subject to vacant possession on a new 10 year effectively full repairing and insuring lease subject to an upward only rent review in the 5th year of the term.

**R E N T**

£105,000 per annum exclusive.

**S E R V I C E C H A R G E**

The current service charge for the financial year is £2,100 per annum exclusive.

**B U S I N E S S R A T E S**

We have been informed by the Valuation Office Agency of the following rating information:

- **Rateable Value**: £81,500.00
- **Rates Payable (18/19)**: £40,179.50

This figure is an estimate and cannot be relied upon. Interested parties are advised to make their own enquiries with the local authority.

**E P C**

The property has an EPC rating of D 87. A full report is available upon request.

**L E G A L C O S T S**

Each party to be responsible for their own legal costs incurred in this transaction.

**V I E W I N G**

Viewing is strictly by appointment through sole agents, **Green & Partners**, contacting:

- **Matt Beardall**: 020 7659 4836  
matt.beardall@greenpartners.co.uk
- **Mike Willoughby**: 020 7659 4825  
mike.willoughby@greenpartners.co.uk

Subject To Contract

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