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

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

<table>
<thead>
<tr>
<th>Description</th>
<th>Sq. ft.</th>
<th>Sq. m</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground Floor Sales</td>
<td>1,110</td>
<td>103.12</td>
</tr>
<tr>
<td>Basement Ancillary</td>
<td>928</td>
<td>86.21</td>
</tr>
<tr>
<td>Total</td>
<td>2,038</td>
<td>261.43</td>
</tr>
</tbody>
</table>

LEASE
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.

RENT
£110,000 per annum exclusive.

SERVICE CHARGE
The current service charge for the financial year is £3,527 per annum exclusive.

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

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rateable Value</td>
<td>£126,000</td>
</tr>
<tr>
<td>Rates Payable</td>
<td>£63,504</td>
</tr>
</tbody>
</table>

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

EPC
The property has an EPC rating of D 85. A full report is available upon request.

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

VIEWING
Viewing is strictly by appointment through joint agents, Green & Partners, contacting:

Matt Beardall 020 7659 4836
matt.beardall@greenpartners.co.uk

Harry Silcock 020 7659 4839
harry.silcock@greenpartners.co.uk

Or via Savills contacting:

Alan Elstob – 0117 910 2206
Nicola Pring – 0117 910 2355

Subject To Contract