

PRIME CLASS E
OPPORTUNITY
EXETER
239 HIGH STREET
SUBJECT TO VACANT POSSESSION



Description

Exeter is a city on the River Exe in Devon, southwest England. The unit is located in a prominent position on the High Street. Retailers in the nearby vicinity include **Typo**, **Caffé Nero**, **JD Sports**, **The White Company** and **Vision Express**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged over ground and basement floors providing the following approximate areas:

Ground Floor Sales	1,110 sq. ft.	(103.12 sq m)
Basement - Ancillary	928 sq. ft.	(86.21 sq. m)

Lease

The premises are available by way of a new effectively full repairing and insuring lease subject to vacant possession.

Rent

£87,500

per annum exclusive.

Service Charge

The service charge for the current financial year is £1,848.37 per annum.

Subject to Contract

Business Rates

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

Rateable Value	£79,000
UBR (24/25)	0.546p

All parties are to advised to make their own enquires to the relevant 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

Strictly by appointment through joint letting agents **Green & Partners**, contacting:

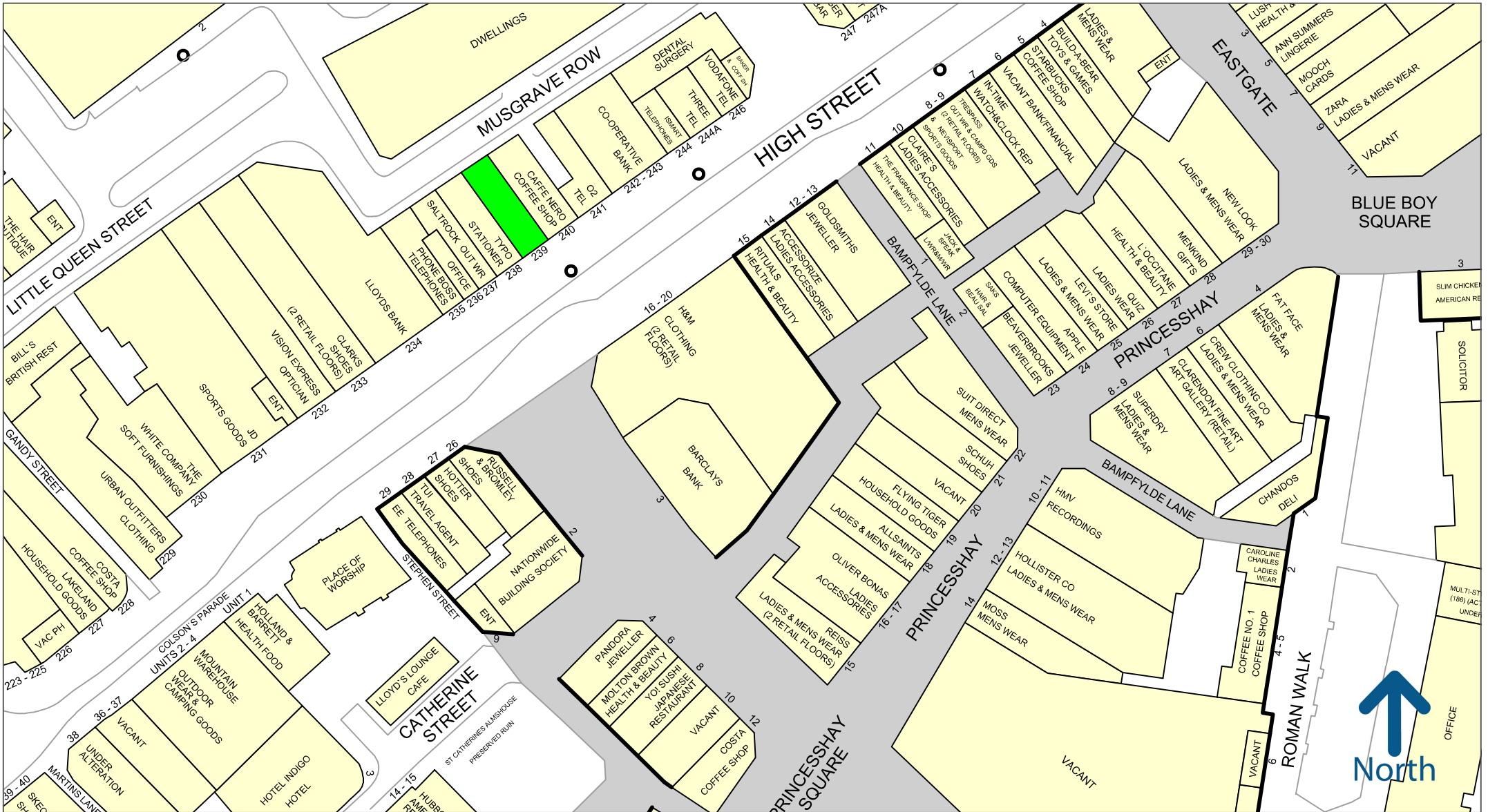
Matt Beardall **07912 746923**
matt.beardall@greenpartners.co.uk

Sophie Marich **07375 625623**
sophie.marich@greenpartners.co.uk

Or, **Savills**, contacting:

Matthew Brown **07870 999610**
mabrown@savills.com

Sebastian Collins **07800 912541**
sebastian.collins@savills.com



50 metres

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Created By: Green and Partners

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