

PRIME SHOP TO LET

EXETER – 244 HIGH ST (UNIT 1)

7-8 Conduit Street
London, W1S 2XF
020 7182 7480
www.fawcettmead.co.uk



Retail property expertise

- Prime well configured shop to let

LOCATION

Exeter is an attractive cathedral and University city, with a primary catchment population of approximately 508,000 people.

Exeter University ranked 10th in the Guardian and 12th in the Times/Sunday Times University Rankings and had just over 25,000 students in the 2019/20 academic year.

The subject property is located in a prime position at the higher end of the High Street, opposite Princesshay shopping Centre.

Nearby occupiers include **H&M**, **Pret a Manger**, **Russell & Bromley**, **Goldsmiths**, and **Starbucks**.

TENURE

The property is available on a new effectively full repairing and insuring lease for a term to be agreed.

RENT

£95,000 per annum exclusive.

ACCOMMODATION

The premises provide the following approximate net internal floor areas:

Ground Floor : 70.82 sq m 762 sq ft

Basement Store: 77.88 sq m 838 sq ft

RATES

Rateable Value – £100,000

Rates Payable (20/21)- £51,200

We understand that retail, hospitality and leisure businesses will not pay business rates for the 2020/21 tax year. Interested parties should verify figures with the Valuation office.

EPC

Rated E Score 106

COSTS

Each party is to be responsible for their own professional costs incurred.



INSPECTIONS

Viewing is strictly by appointment with:

Craig Cawthorne

0117 973 2502

craig@fawcettmead.co.uk

Subject to Contract and Vacant Possession



Experian Goad Plan Created: 31/07/2020
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