

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

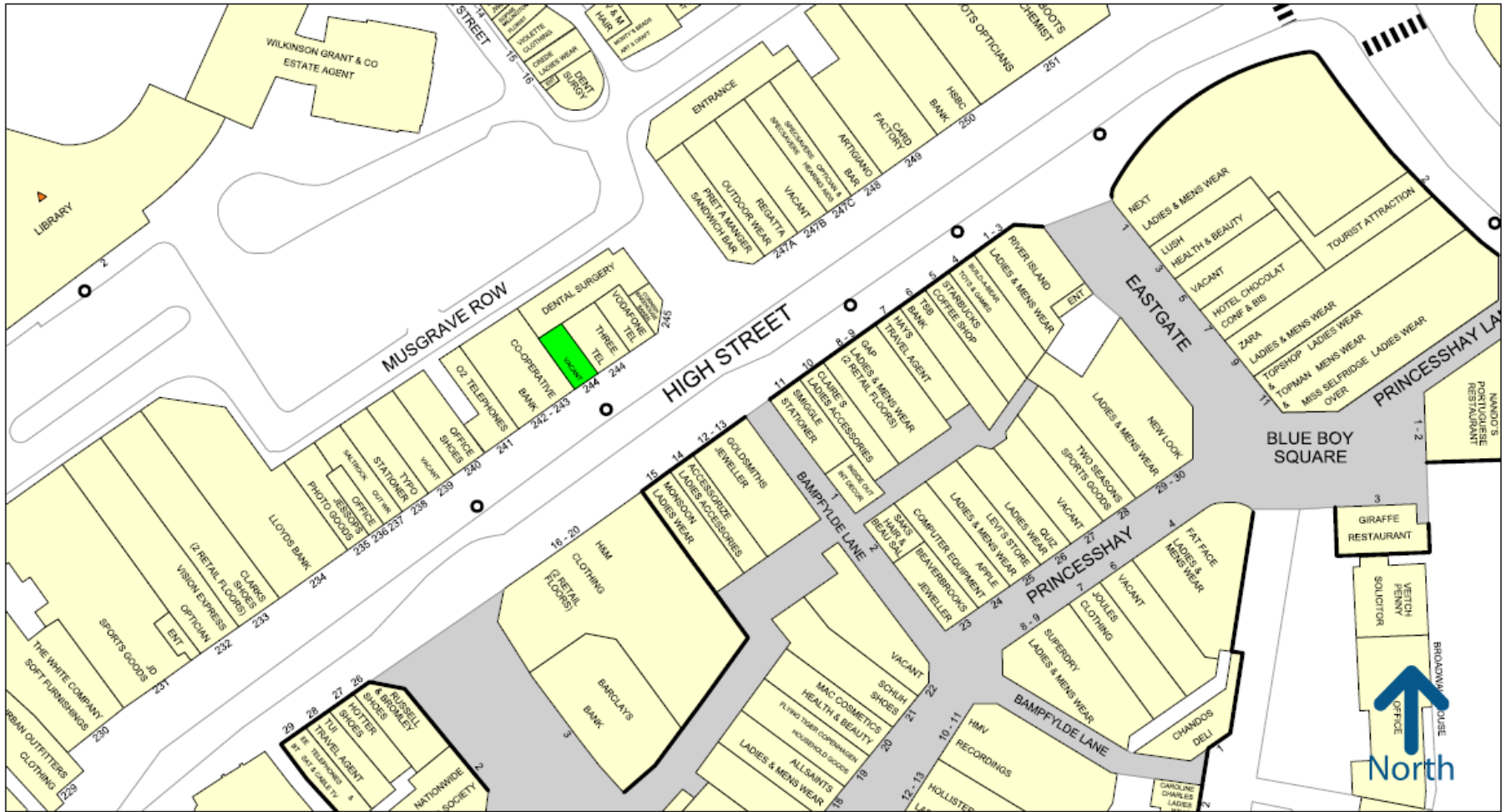
Viewing is strictly by appointment with:

Craig Cawthorne

0117 973 2502

craig@fawcettmead.co.uk

Subject to Contract and Vacant Possession



Experian Goad Plan Created: 31/07/2020
Created By: Fawcettmead

MISREPRESENTATION ACT | COPYRIGHT | DISCLAIMER

Fawcett Mead, for themselves and for the vendors of this property, whose agents they are, give notice that (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or the advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either in whole or any part of an invitation, offer or contract of sale of the property; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to accuracy of such details.

No responsibility or liability is or will be accepted by Fawcett Mead, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, its connection with the possible sale of the property.

No person in the employment of Fawcett Mead or the vendor(s) has authority to make or give any representation or warranty, express of implied, in relation to the property. References to Fawcett Mead include any joint agents acting with Fawcett Mead.