

# TO LET

## Attractive City Centre Retail Premises

**Ground and Basement Floors: 999 sq.ft. (92.73 sq.m.)**



**Unit 1, Easton Buildings, Little Castle Street, Exeter,  
EX4 3PT**

### **Location & Description:**

Exeter is Devon's principal retail, commercial and administrative centre located approximately 70 miles southwest of Bristol, 45 miles north-east of Plymouth and 175 miles west of London. The resident population is currently estimated to be 132,827\* (\*ECC) and the city supports approximately 470,000 residents who regard Exeter as their principal centre. The city benefits from excellent road, rail and air communications, being served by junctions 29, 30 and 31 of the M5 as well as the A30, A38 and A377 trunk roads. Exeter St David's Inter-city railway station provides a regular service to and from London Paddington with the regional airport only a short distance away providing direct services to domestic and international destinations.

The property occupies a prominent and central position at the rear of the High Street in Little Castle Street, between Monty's Jewellery and Timepiece Wine Bar & Nightclub. The Exeter Dental Centre lies opposite at Castle Square House, and around the corner in Castle Street are other independent retailers as well as Wilkinson Grant Estate Agents and Exeter Library.

These retail premises are on both ground and basement floors in total comprising 999 square feet (92.73 square meters). The ground floor is accessed from a shared entrance lobby with Monty's next door and extends to 613 square feet (56.99 square meters). The shop has an attractive frontage being a Grade II Listed building. The ground floor has fluorescent lighting and also benefits from two wall mounted air conditioning units providing cooling and heating.

The basement provides further retailing or storage accommodation with LED lighting as well as an air conditioning unit providing cooling and heating. There is a separate kitchen at the far end which is large enough for further storage and an under stairs toilet. In all, the basement extends to 386 square feet (35.74 square meters).

The property was previously used as a hairdressing salon for many years but would suit a variety of other retail, office or consulting / medical uses, subject to planning.

**Business Rates:**

According to the Valuation Office Agency website, the property has the following assessment:

Rateable Value:	£11,000
Rates Payable 2025 / 2026:	£5,489

From 1<sup>st</sup> April 2017 100% rates relief is applicable to qualifying tenants up to a Rateable Value of £12,000. Interested parties are advised to make their own enquiries to Exeter City Council for confirmation of Business Rates liability on 01392 277888.

**Terms:**

The premises are available on a new contributory Full Repairing and Insuring lease on terms to be agreed at a commencing rental of £18,500 per annum exclusive.

**VAT:**

We understand that VAT is not chargeable to the rent.

**Money Laundering Regulation Compliance:**

In order to comply with Anti Money Laundering regulations, Haarer Goss require a successful tenant or purchaser to provide proof of identity and any other required documents once terms have been agreed.

**Legal Costs:**

Each party to bear their own legal costs incurred with the transaction.

**Energy Performance Certificate (EPC):**

The energy performance certificate rating is B49. The full certificate and recommendations can be provided on request.

**Viewing:**

For further information or to view the premises, please contact Haarer Goss:

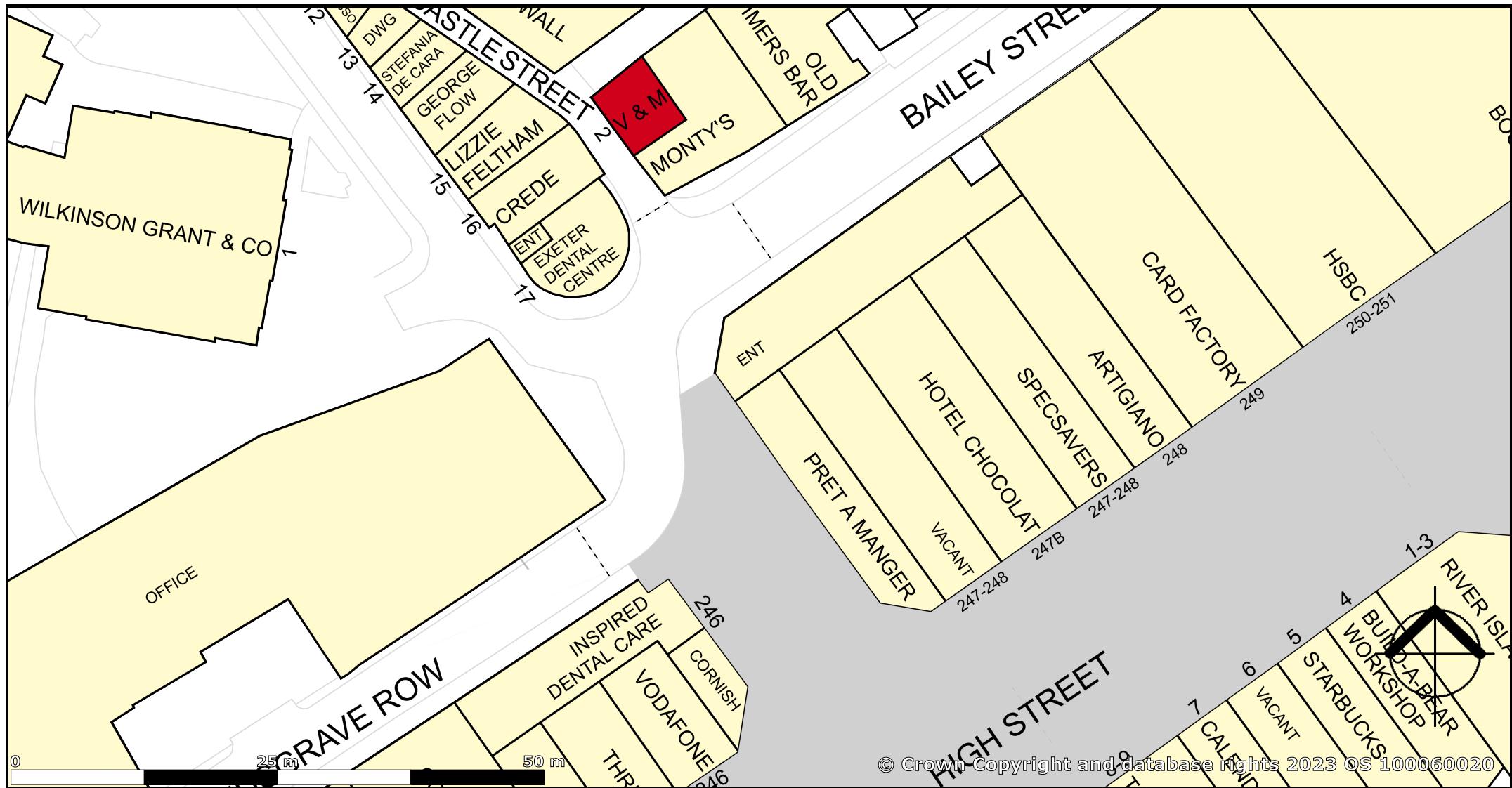
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## Locations Plans, Little Castle Street, Exeter

