

# TO LET

## Prominent Lock-Up Retail Premises

Ground Floor Shop – 34 Fore Street, Heavitree, Exeter EX1 2QL



- Prominent ground floor shop
- 461 sq.ft (42.85 sq.m)
- Main arterial road
- £8,500 pax

To Let | Code 12349

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## Prominent Lock-Up Retail Premises on Main Arterial Road



### Ground Floor Shop – 34 Fore Street, Heavitree, Exeter EX1 2QL

#### Location

The property is prominently situated on one of the main arterial roads to the City Centre, in the Heavitree district of Exeter. This popular shopping area lies approximately one mile from the City Centre and comprises a mixture of national and independent retailers. Heavitree remains a popular location for independent businesses seeking affordable and accessible commercial premises, which continue to attract a good level of consumer support from the local community. The property lies between the Pig & Pickle Bar and We Care SW Ltd. There is a bus stop almost immediately outside and two car parks nearby.

#### Description

This prominent ground floor shop or office extends in total to 461 square feet (42.85 square metres). The front section extends to 191 square feet (17.78 square metres) with a suspended ceiling and inset lighting. There are raised display areas to the front and either side of the central door.

The middle part of the premises extend to 102 square feet (9.47 square metres) and is accessed from four steps. This room has fluorescent lighting and provides access to the rear kitchenette and toilet. There is also a small room off to the rear of 57 square feet (5.29 square metres) and a separate room of 71 square feet (6.59 square metres).

Externally, there is a small garden and storage shed which the tenant can use.

The property was previously a hair & beauty salon. Whilst this would obviously be a very suitable use again, it could also be a variety of retail or office uses as well as alternative uses such as consultancy / medical purposes, subject to planning.

#### Accommodation

The accommodation can be summarised as follows. Please note the areas are approximate using average net internal dimensions.

Accommodation	Sq.Ft	Sq.M
<i>All Ground Floor</i>		
Retail – Front	191	17.78
Retail – Middle	102	9.47
Retail – Rear	57	5.29
Separate Rear Room	71	6.59
Kitchenette	40	3.72
Toilet	--	--
<b>TOTAL</b>	<b>461</b>	<b>42.85</b>

#### Business Rates

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

Rateable Value: £4,800  
Rates Payable: £2,395.20

From 1<sup>st</sup> April 2017 100% rates relief is applicable to qualifying tenants up to a Rateable Value of £12,000. We recommend that interested parties contact Exeter City Council on 01392 277888 for further information.

#### Terms

The premises are available on a new Contributory Full Repairing and Insuring lease on terms to be agreed.

#### Rent

£8,500 per annum exclusive.

#### VAT

We understand that VAT is not applicable.

#### Energy performance certificate

The energy performance rating is D.

#### Legal Costs

Each party to be responsible for their own legal costs in dealing with the lease.

#### Viewing

For further information or to view the premises, please contact the sole agents, Bruton Knowles.

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### Contact:

**Mark Beskeen**

Senior Surveyor

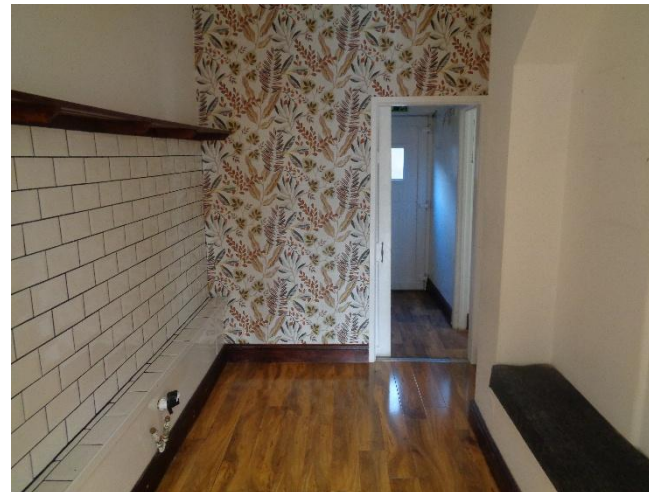
**T:** 01392 251171

**E:** [mark.beskeen@brutonknowles.co.uk](mailto:mark.beskeen@brutonknowles.co.uk)

### Exeter office:

17 Barnfield Road

Exeter EX1 1RR

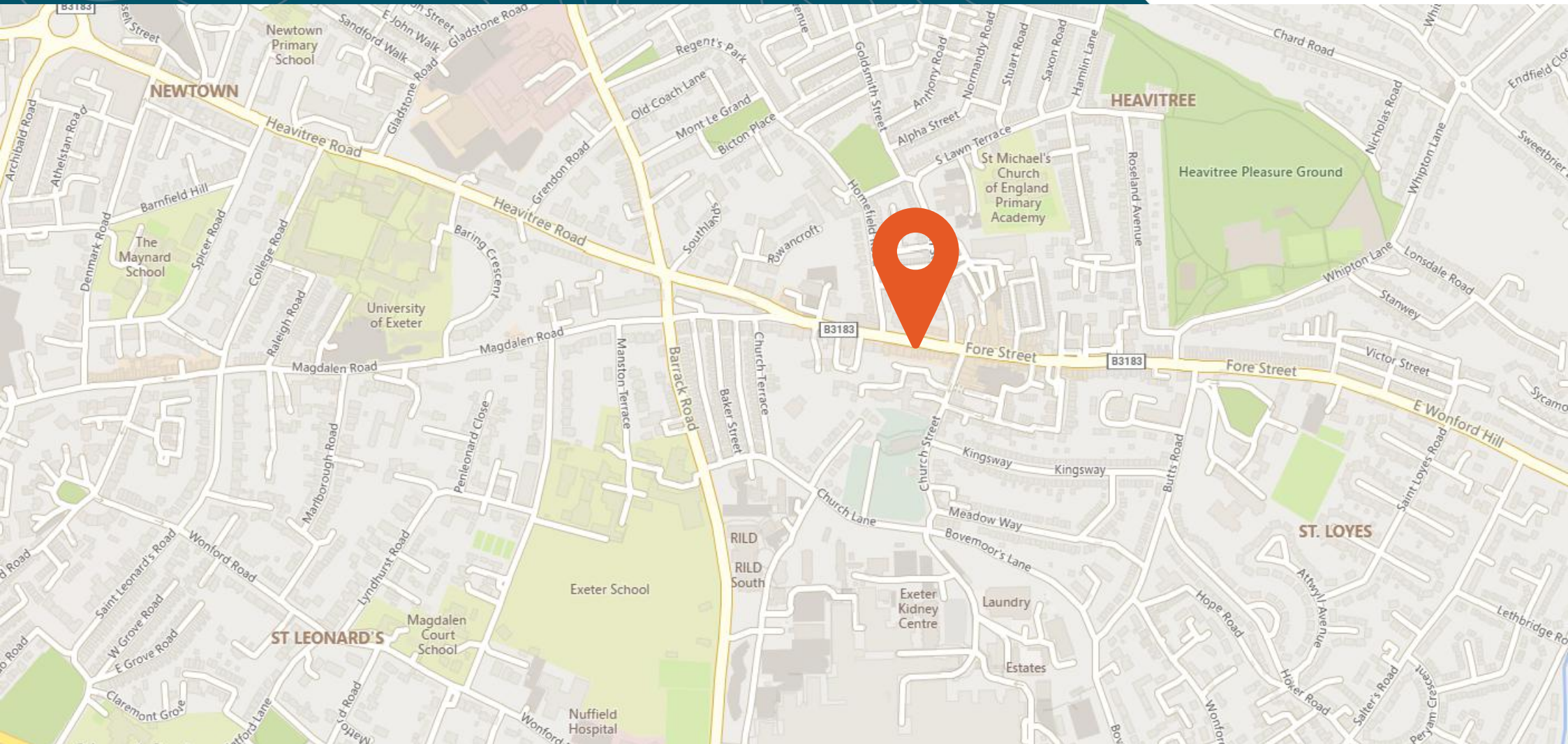




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