

TO LET

Attractive Ground Floor Lock-Up Retail / Office Premises

67 South Street, Exeter, EX1 1EE



- 1,060 sq.ft (98.47 sq.m)
- Part of the renowned 14th Century White Hart Hotel
- Blend of old and new with characterful features
- Prominently situated
- £17,500 pax



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Location

This well presented and spacious ground floor lock-up retail unit is prominently situated on South Street, one of the principal circulatory roads within the central retail area of the City and leading to the High Street. South Street forms an important pedestrian link between the city centre, Exeter Cathedral and the historic Quay and Canal Basin which is a major draw for visitors and locals alike. These self-contained premises form part of the renowned 14th Century White Hart Hotel, diagonally opposite Wetherspoon's George's Meeting House and within close proximity to a number of national and local retailers.

Description

These attractive retail premises benefit from a traditional plate glass frontage with central recessed entrance leading into the main sales area. The property has large raised window displays with useful storage cupboards beneath as well as further storage and shelving by the entrance. The premises also has a security alarm and electric heating. They offer a blend of old and new with the space benefiting from a suspended ceiling and LED lighting, and a modern raised floor in part whilst retaining some characterful features such as the centuries old Heavitree sandstone fireplace. Beyond this attractive feature is a further open plan area, a store room and staff welfare facilities including a kitchenette and single WC. A door leads from the kitchenette to a small, but useable enclosed courtyard area at the rear.

Until recently, the property traded as a shop retailing interior furnishings but would suit a variety of retail, office or medical / consultancy uses, subject to planning.

Services

The premises benefit from mains electric, water and drainage. Currently the premises are heated with electric heaters. There is also a security alarm.

Business Rates

Rateable Value: £11,500 (from 1st April 2026).

Description: Shop and Premises.

We recommend that any interested party make their own enquiries with the Valuation Office Agency at; <https://www.gov.uk/find-business-rates>

Terms

The premises are available on a new Internal Repairing and Insuring lease for a term to be agreed at a commencing rent of £17,500 per annum exclusive.

VAT

This is payable at the standard rate.

Energy Performance Certificate

The energy performance certificate rating is C54.

Legal

Each party to be responsible for their own legal costs

Viewing

By appointment with the sole agents.



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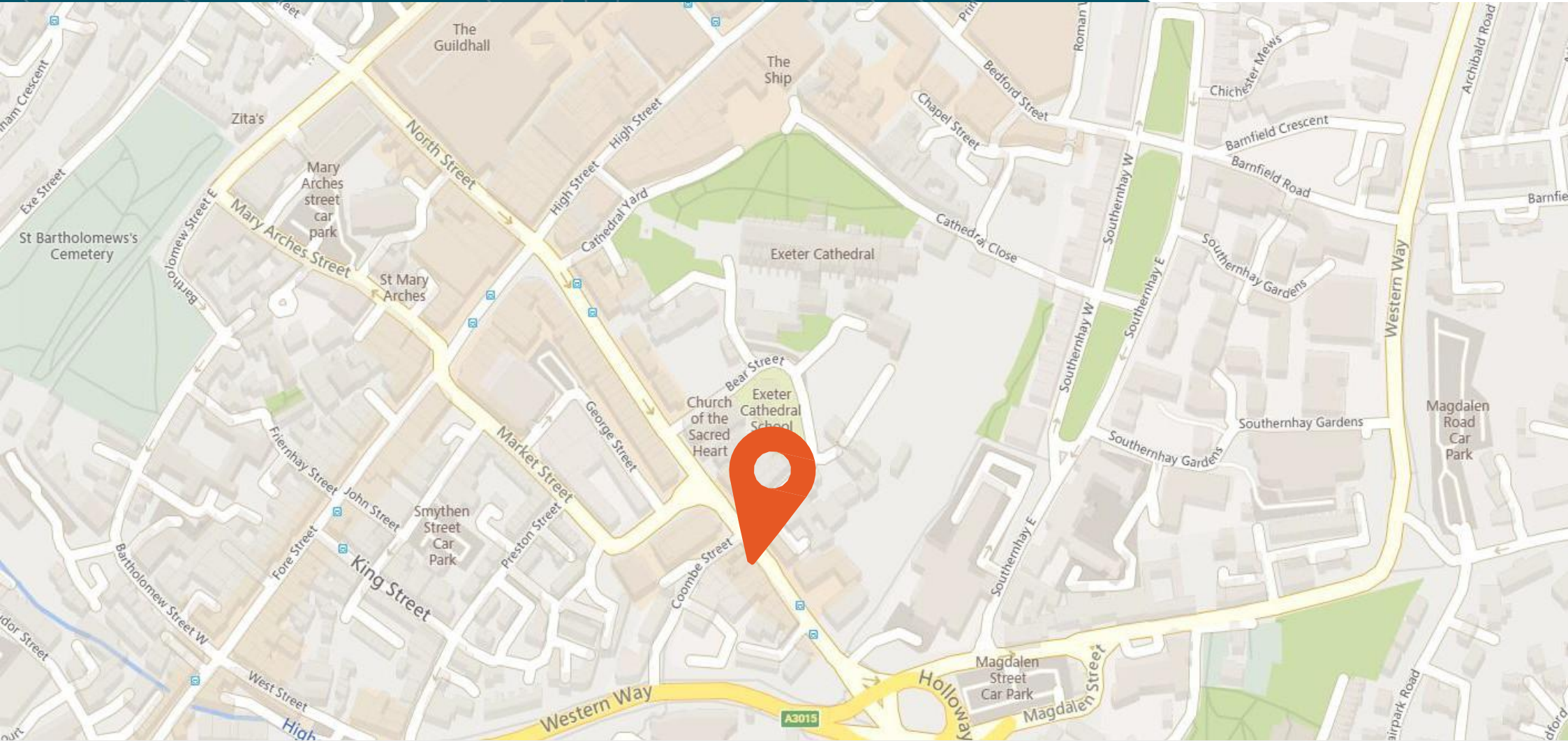
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what3words [claims.riches.dining](https://www.what3words.com/)

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