

TO LET

Attractive Ground Floor Lock-Up Retail / Office Premises

68 South Street, Exeter EX1 1EE



- Shop or Office of 723 sq.ft (67.15 sq.m)
- Part of the renowned 14th Century White Hart Hotel
- Prominently situated and with return frontage
- £15,000 pax



To Let | Code 12419

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Location

This well presented and spacious ground floor lock-up retail / office 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 / office premises are prominently positioned on South Street with return frontage to Coombe Street. The premises are presented in excellent condition with a suspended ceiling, inset LED lighting and a glazed partition for a separate office / meeting room. There is a large kitchen / staff room at the rear together with a separate store room and toilet. There are several floor boxes for data / power in the main part of the shop or office. There is also electric heating and a security alarm.

Until recently, the property traded as an estate agents making use of the large windows fronting South Street and return frontage. The property would know suit a variety of retail, office or medical / consultancy uses, subject to planning.

Accommodation

	Sq ft	Sq m
Retail / Office	508	47.19
Kitchen / Staff Room	152	14.14
Store Room (including cupboard)	63	5.82
Total	723	67.15

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: £11,750 (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 £15,000 per annum exclusive.

VAT

This is payable at the standard rate.

Energy Performance Certificate

The energy performance certificate rating is C57.

Legal

Each party to be responsible for their own legal costs incurred.

Viewing

By appointment with the sole agents Bruton Knowles.

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Contact:

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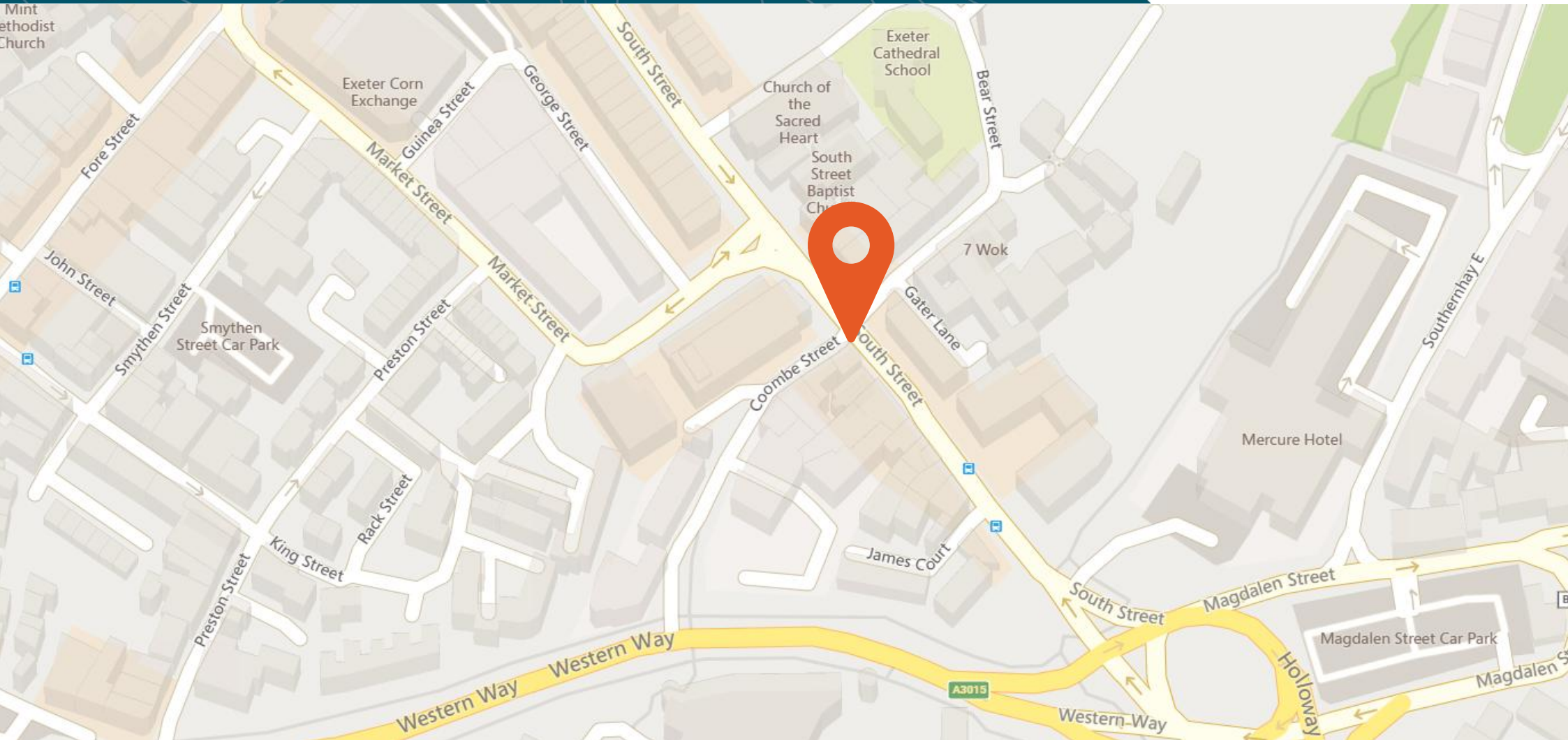
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