

# Summary

- Ground floor retail outlet
- Ideal starter unit
- Front sales area approx 339.28 sq ft (31.52 sq m)
- Rear rooms approx 131.42 sq ft (12.21 sq m) in total
- Good local footfall
- Busy commuter route

#### Location:

Fore Street is a busy arterial road through Heavitree providing direct access to central Exeter and the outskirts around Middlemoor & Sowton. Fore Street is well connected by public transport with several bus routes serving the area and hosts a variety of local independent shops, charities, take-aways and pubs & restaurant's. A bus stop is almost on the doorstep to No 36 plus the nearby Co-op provides parking options for both its own & other business customers.

## **Description:**

A ground floor retail unit comprises currently of front retail floor area, split level rear section consisting of two rooms accessed via a shallow stairway plus kitchen and WC facilities. Full glass frontage onto Fore Street with recessed main entrance. Recessed alcoves in main sales areas for potential display plus a small storage cupboard.

## Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

Approx.	sq m	sq ft
Ground floor front area	31.52	339.28
Ground floor rear room 1	5.67	61.03
Ground floor rear room 2	6.54	70.39
Kitchen area	4.14	44.56
Total	47.87	515

#### Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

#### EPC / MEES:

B (49)

#### Planning:

The amended use classes would mean this property could be used for E class uses which include retail, cafe/restaurant and indoor recreation. Please enquire for further information.

#### **Business rates:**

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £5,000 therefore making the approximate Rates Payable £2,495per annum for 2023/24.

Occupiers may be eligible for Small Business Rates Relief if this is the only property they occupy and/or any other properties they occupy have a rateable value of less than £2,900 each.

<u>Contact</u> our team of business rates experts if you have a query about the rateable value of this property.

#### Terms:

The premises are available by way of a new effective full repairing and insuring lease.

# Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

## VAT:

All figures quoted are exclusive of VAT if applicable.

# Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

# Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.





# CONTACT THE AGENT

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ery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to videasingbusinesspremises could for furber information. Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agents they are give notice that 1.1 The particulars are set out as a general outline only for guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given out responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in thi lowment of Vickery Holman has any authority to make or give any representation of marine this property.

