



**To Let**

**£9,000 pax**

Ground Floor, 36 Fore Street, Heavitree, Exeter,  
Devon, EX1 2QL

515 Sq Ft  
(47.87 Sq M)



# 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 & restaurants. 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](http://www.voa.gov.uk)) we understand that the current Rateable Value is £5,000 therefore making the approximate Rates Payable £2,495 per 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.

[Contact](#) 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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