



**To Let /
May Sell**

£11,000 pax

4 Well Street, Exeter, Devon, EX4 6QR

**554 Sq Ft
(51.49 Sq M)**

Summary

- Rare opportunity to acquire an outlet in Well Street
- Ground floor open plan outlet - apprx 554 sq ft (51.49 sq m)
- Prominent position with good visibility to passing traffic
- Glazed frontage
- Suitable to a variety of uses (subject to planning)
- Within easy distance of High Street and shopping centre
- Student block accommodation in surrounding area.

Location:

No 4 Well Street is an exciting opportunity for businesses seeking a prime location in a bustling area of Exeter. Situated close to the upper section of Sidwell Street and a short walk from the High Street and the Princesshay shopping centre, this property benefits from excellent foot traffic driven by a vibrant community of local independent retailers, students, and nearby amenities.

The area is further enhanced by its proximity to St Sidwells' Primary School and St James Park, which is home to Exeter City FC. The area has seen recent regeneration with the build of a number of new student block accommodation.

Nearby occupiers include Heera International supermarket, St Anne's Well & the Duke of York (public houses) and The Printworks (student accommodation).

Description:

No 4 Well Street offers a ground floor outlet with a fully glazed shopfront. White box condition internally with screed concrete floor and mix of block and brick walls giving a new occupier scope to create their own space and fit out. The outlet benefits from windows in the rear providing additional natural light.

The outlet also contains a small toilet block with hand basin.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a net internal basis.

	sq m	sq ft
Total	51.49	554

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 (45)

Planning:

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

There may be planning restrictions for use of the premises for fast food / take-aways therefore interested parties should make their own enquiries in this respect.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £11,250 for 2025/26. Please refer to the Valuation Office Agency website for guidance on how to calculate the rates payable.

Interested parties are advised to confirm the rating liability with Exeter City council.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The property is available by way of a new full repairing and insuring lease. Terms to be agreed.

Consideration may be given to the sale of the freehold. Please enquire for further details.

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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