



To Let

£27,000 pax

45 High Street, Exeter, Devon, EX4 3DJ

330 Sq Ft
(30.69 Sq M)

Summary

- Prime retail opportunity
- Prominent position on High Street
- Opposite M&S
- Close to Guildhall Shopping Centre
- Princesshay shopping complex nearby
- Cathedral Quarter with classic independent retailers and Queen Street Dining centre in vicinity

Location:

The historic cathedral city of Exeter is a popular retail and administrative centre, with a resident population of approximately 130,700 (Census 2021), and it sits at the heart of a wider travel-to-work area. It is also a popular tourist destination and home to a sizeable student population.

The unit occupies a prime pitch on Exeter High Street, directly opposite Marks and Spencer and in close proximity to the Cathedral and Guildhall Shopping and Queen Street Dining Quarter. Other notable nearby occupiers include:- Finisterre, Whitestuff, Skechers, Ernest Jones, and Popeye Chicken..

Description:

The property comprises a mid-terraced Grade II listed building with accommodation being ground floor sales area.

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
Sales	23.24	250
Storage	7.45	80
Total	30.69	330

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:

C (57)

Planning:

The amended use classes would mean this property could be used for E class uses. 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 £16,500, therefore making the approximate Rates Payable £6,303 per annum for 2026/27.

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.

Legal fees:

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

VAT:

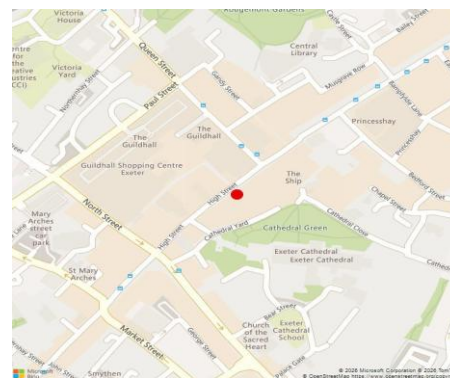
All figures quoted are exclusive of VAT if applicable.

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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