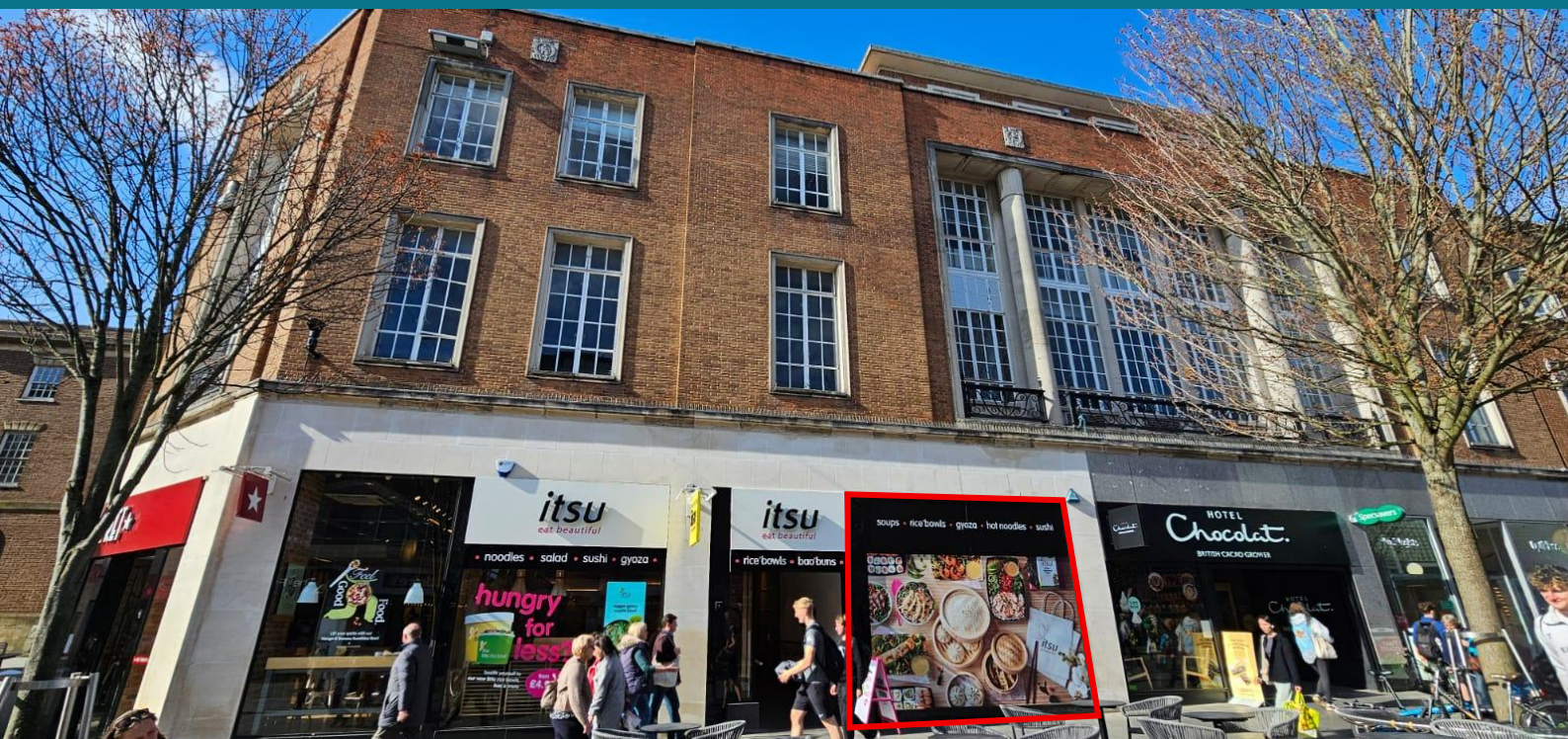


# Exeter

## 247 High Street

Class E Opportunity



### Location

Exeter is a historic Cathedral and University City located in the south west of England and is the main commercial centre for Devon.

The subject premises are located in a prime location on Exeter High Street, directly opposite **Princesshay**, benefitting from high footfall. **Guildhall Shopping Centre** is also located a 5 minute walk away.

The subject unit is located adjacent to **Hotel Chocolat** and **ITSU**, with **Pret A Manger** and **Specsavers** also within the ownership. Other nearby occupiers include **Boots**, **Goldsmiths**, **Next** and **H&M**.

### Demise

The property is arranged over ground floor only, comprising the following approximate net internal floor area:

Ground Floor	615 sq ft	57 sq m
--------------	-----------	---------

### Tenure

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly upward only rent reviews.

### Rent

£50,000 per annum exclusive

### Rates

Rateable Value	To be re-assessed
Rates Payable	To be re-assessed

Interested parties may be eligible for small business rates relief and are advised to make their own enquiries to Exeter City Council on 01392 277888.

### EPC

Available upon request.

### Service Charge

Available upon request.

For further information or to arrange a viewing please contact:

**forge**

020 7190 9801  
forge-cp.com

Liam Jones  
07990 335 016  
liam@forge-cp.com

Adam Robinson  
07980 576 245  
adam@forge-cp.com

Or alternatively please  
contact our joint agents  
Jackson Criss on  
020 7637 7100

