

Exeter

First Floor, 247 High Street

Class E Opportunity



Location

The subject premises occupy a prominent position on High Street, opposite Princesshay Shopping Centre.

Located adjacent to ITSU, other nearby retailers include Pret A Manger, Boots, Hotel Chocolat, Specsavers, H&M, Russell & Bromley and Starbucks.

Demise

The property is arranged over ground and first floors, comprising the following approximate net internal floor areas:

Ground Floor Lobby	658 sq ft	61 sq m
First Floor Sales	4,703 sq ft	437 sq m
Total	5,361 sq ft	498 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 upwards only rent reviews.

Rent

£60,000 per annum exclusive

Rates

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

Interested parties are advised to make their own enquiries through Exeter City Council on 01392 277888.

EPC

Available upon request.

For further information or to arrange a viewing please contact:

forge

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50 metres

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