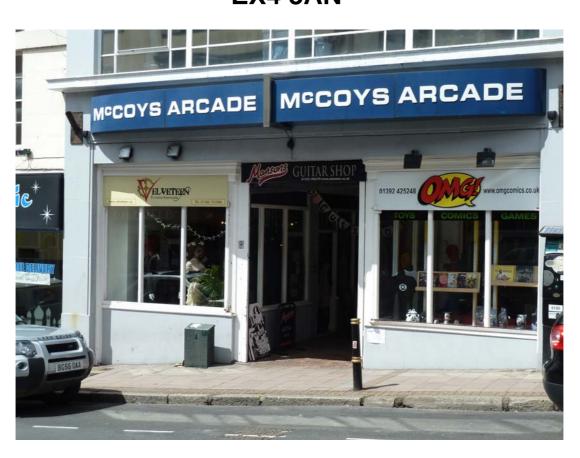


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# EXETER UNITS 18/19 McCOYS ARCADE FORE STREET EX4 3AN



**RETAIL ARCADE UNIT** 

APPROX 18.95 SQ M (204 SQ FT) TO LET



This retail property has a frontage directly onto Fore Street with return frontage to the Arcade.

McCoys Arcade is situated in Fore Street, near the junction with Bartholomew Street & West Street. It is a well known Arcade which offers a unique undercover shopping area with a diverse range of fashion, designer & retro clothing, Fashion accessories, music, musical instruments, games & gifts and a popular pavement style cafe. The centre is secured at night

**PLANNING USE**The shop has A1 planning permission. (Retail -

non-food use)

**PROPOSAL** A new lease is to be agreed at a rental of £5,500 per

annum exclusive, a 3-month rent deposit is required

**OTHER COSTS** There is a variable annual service charge - Currently

approx £55 per quarter.

Buildings Insurance - Currently approx £72 p.a.

(Variable)

RATES Business Rates Rateable Value £5,600

Rates Payable 2013/14 - £2,638 approx

## **ENERGY PERFORMANCE CERTIFICATE.**

Certificate Ref; No 9476-3024-0724-0300-0125.

## **VIEWING**

By appointment with Turner Locker

Tel: 01392 201 202

Website: http://www.turner-locker.co.uk/

More photos click here

https://www.facebook.com/media/set/?set=a.432852653396378.125051.17834

8825513430&type=1

### SUBJECT TO CONTRACT - EXCLUSIVE OF VAT WHERE APPLICABLE

# Misrepresentation Act

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