



# Turner Locker

Commercial Property Consultants

Southernhay Lodge  
Barnfield Crescent  
Southernhay East  
Exeter  
EX1 1QT

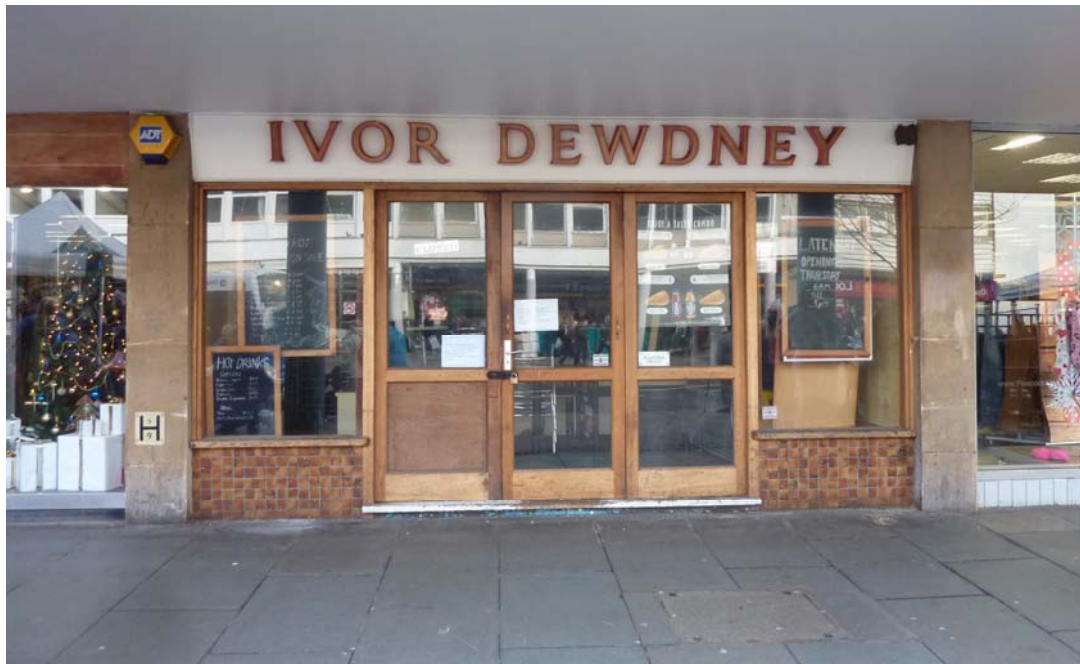
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ON THE INSTRUCTIONS OF



**183 SIDWELL STREET  
EXETER  
DEVON  
EX4 6RD**



**TO LET  
CITY CENTRE RETAIL UNIT  
GROUND FLOOR SALES  
73 SQM (787 Sq Ft)**

**1<sup>ST</sup> FLOOR – 60.78 Sq m (654 Sq Ft)  
2<sup>ND</sup> FLOOR STAFF 6.22 Sq m (67 Sq Ft)**



183 Sidwell St, EX4 6RD

### **LOCATION & DESCRIPTION**

The property is situated in the City Centre in a good retail location just off the High Street and close to the Princesshay Development. The unit is opposite the former Debenhams which is to be a John Lewis store. Directly behind is the Bus/Coach Station and the Central Business District is within 5 minutes walk.

The property comprises ground floor retail with 1st floor sales area and a 2<sup>nd</sup> floor staff room with store and ladies and gents w.c.'s

### **ACCOMMODATION with approximate measurements:-**

Provides the following net internal floor areas:-

#### **GROUND FLOOR.**

Shop depth 54' width

Internal Width 15'9"

Net area 687 sq ft

#### **FIRST FLOOR**

654 sq ft

#### **SECOND FLOOR**

67 sq ft

### **LEASE TERMS**

The property is offered on a new lease of full repairing and insuring terms at a commencing rental of £35,000 pa.

The lease will be excluded from the security of tenure provision of the L & T Act for a term of 5 years

### **RATES (Taken from the Government Valuation Website)**

Rateable Value £32,000

Rates Payable (2012/13) £14,656.

### **VAT**

All figures quoted are exclusive of VAT where applicable.

### **VIEWING & FURTHER INFORMATION**

Strictly by prior appointment through the joint agents

**Turner Locker**

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**Email: [mark@turner-locker.co.uk](mailto:mark@turner-locker.co.uk)**

**<http://www.turner-locker.co.uk/>**

**or**



183 Sidwell St, EX4 6RD

**Alder King**  
**Endeavour House, Pynes Hill, Exeter, EX2 5WH**  
**Contact: Lee Southan – 01392 353 080**

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***Misrepresentation Act***

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