



# Turner Locker

Commercial Property Consultants

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**89 SOUTH STREET  
EXETER  
EX1 1BZ**



## TO LET

**RETAIL SHOP UNIT  
SALES; 30.4 SQM (327 SQFT)**

**STAFF / STOCKROOM 9.7 SQM (105 SQFT) + TOILET**

**LOCATION & DESCRIPTION:**

Measurements are approximate.

This retail shop unit is located in the middle of South Street, only a few metres from the High Street and the Cathedral Close, with all the City Centre facilities at hand. There is a high level of pedestrian flow, with on street metered parking outside. A passageway to the side of the shop gives access to further parking – both on street and in

The shop is currently run as a specialist sweet shop, and the business is re-locating. It has a fully glazed frontage with sales area measuring; 8.89m x 3.42m = 30.4sqm (327sqft), attractively decorated with suspended ceiling.

To the rear of the retail area is a staff/ stock room of 9.78sqm (105sqft), with fitted shelving, a sink unit, and rear door which opens on to George Street behind the property.

There is a toilet & wash basin with shelved storage.

**TERMS:**

An Assignment of the current 8 year lease from March 2012, is offered. There are options to give notice to break the lease at the end of years 2 & 4. Current rent is £10,000 pae.

Business Rates; From VOA website;

Rateable value; £11,000. Rates payable 92012/13) £4,858

**VIEWING**

Please call; Turner Locker - Tel: 01392 201 202

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

**SUBJECT TO CONTRACT**

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