



# Turner Locker

Commercial Property Consultants

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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**



## LOCATION & DESCRIPTION

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.432852653396378.125051.178348825513430&type=1>

## SUBJECT TO CONTRACT - EXCLUSIVE OF VAT WHERE APPLICABLE

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