



TO LET Prominent Shop Units



Unit 4 Exeter Central Station Queen Street, Exeter, EX4 3SB 833 sq ft (77 sq m) Sales Area

- Self contained shop unit
- Busy Arterial Route
- Close to the City Centre

Contact: Hugo Tillotson

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4 BARNFIELD CRESCENT, EXETER, EX1 1QT

RETAIL

Location

Exeter is the principal retail, commercial and administrative centre of the South West Peninsula located approximately 3 miles from Junction 30 of the M5 motorway.

The shop unit is located within the crescent shaped Exeter Central building that forms part of Exeter Central Station on Queen Street, a busy arterial route into the city centre and only a short distance from the prime retailing pitch of Exeter High Street and Princesshay.

Description

The unit comprises a prominent corner ground floor lock-up shop unit with integral storage and staff wc facilities.

Accommodation

The unit has the following approximate dimensions and net internal floor area:

Internal width (max)	47' 10"	(14.5 m)
Internal depth (av)	19' 9"	(6.0 m)
Sales Area	833 sq ft	(77.4 sq m)
Rear store	93 sq ft	(8.6 sq m)

The measurements are approximate and subject to on site verification.

Services

We confirm that that we have not tested any of the services installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Rent

The commencing rent to be as follows as follows:

Unit 4	£25,000 per annum
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Terms

The shop unit is available on new Arch Co business tenancy agreement, full details of which are available on the Landlord's website:

<https://www.thearchco.com/existing-tenants/>

Rates

We understand the unit has been assessed with the following Rateable Value:

Unit 4	Rateable Value	£20,750
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The standard UBR multiplier for 2019/20 is 49.1p in £ for premises with a RV below £51,000

VAT

All figures quoted are exclusive of VAT where applicable.

Legal Costs

The tenant will be responsible for a contribution towards the preparation of the tenancy agreement of £395.00 plus VAT.

Viewing

For further information or to make an appointment to view please contact the sole agent.

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Important Notice

The particulars contained herein are for guidance only and do not form part of a contract nor can their accuracy be guaranteed.

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