

DRAFT

To Let

Prominent Two Storey Retail Premises In Central Exeter



148 – 149 Fore Street, Exeter, EX4 3AN

Location and Description:

The premises are prominently situated in Fore Street which forms an extension of the High Street, Exeter's prime shopping area. Fore Street is a particularly attractive retailing location for independent traders, but there are also regional and national chains represented. This is a popular trading position with the premises lying opposite Taunton Leisure and very close to the Co-Op Convenience Store.

The property is arranged over two floors with the ground floor retail accommodation prominent due to the fully glazed frontage. The ground floor also provides a small rear store / stock room.

The first floor is currently mainly used for storage with an office to the front, together with ancillary kitchenette / staff area and a toilet. The first floor could be used for retailing purposes, depending upon a tenant's requirements.

The property provides striplighting throughout, spot lighting to the window display and there is also a roller shutter door to the front.

Accommodation:

The accommodation can be summarised as follows; Please note the retail areas indicated are approximate using average net internal dimensions and the ancillary accommodation areas are based on gross internal dimensions.

Accommodation	Area Sq.m.	Area Sq.ft.
<i>Ground Floor</i>		
Retail Area	94.30	1,015
Rear Store / Stock Room	6.56	71
<i>First Floor</i>		
Storage	70.51	759
Office	21.94	236
Kitchenette	3.05	33
TOTAL	196.36	2,114

Business Rates:

According to the Valuation Office Agency website, the property has the following assessment:

Rateable Value: £18,750
 Rates Payable for 2015 / 2016: £9,243.75

Terms:

The premises are available on a new contributory Full Repairing and Insuring lease for terms to be agreed.

Rent:

£15,250 per annum exclusive.

VAT:

We understand that VAT is not applicable.

EPC:

An EPC has been produced and is attached.

Viewing:

For further information or to view the premises, please contact either of the joint sole agents:-

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Haarer Goss
17 Barnfield Road
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EX1 1RR
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Energy Performance Certificate

Non-Domestic Building



Moorland Rambler
148-149 Fore Street
EXETER
EX4 3AN

Certificate Reference Number:
0196-2125-9330-0000-7403

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 78

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 189
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 61.05

Benchmarks

Buildings similar to this one could have ratings as follows:

28 If newly built

74 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.