

# TO LET

## Prominent Retail Premises with Upper Floor Offices

**Ground Floor – 714 sq.ft (66.29 sq.m)**

**Upper Floors – 696 sq.ft (64.66 sq.m)**



**165 Fore Street, Exeter, EX4 3AT**

### **Location & Description:**

The premises are prominently situated at the top end of Fore Street which forms an extension of the High Street, Exeter's prime shopping area. This area is characterised with a variety of national, regional and independent retailers. The property is next door to Adams Home Hardware, and lies opposite the Exeter Corn Exchange and Hospiscare.

Haarer Goss is a practising name of Haarer Goss Limited. Registered in England Company Number 5696735 Registered Office: 17 Barnfield Road, Exeter EX1 1RR

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This three storey property comprises ground floor retailing together with first and second floor offices and ancillary accommodation. The ground floor extends to 714 sq.ft (66.29 sq.m) and has a suspended ceiling with recessed lighting together with air conditioning. The first floor consists of two offices and a kitchen / staff room, whilst on the second floor there is an open plan office with separate ladies and gents toilet facilities. There is also air conditioning in the larger office on the first floor, and wall mounted electric heating throughout. The property would suit a variety of retail and / or office uses, subject to planning.

**Accommodation:**

The accommodation can be summarised as follows; Please note the areas indicated are approximate using average net internal dimensions.

| Accommodation                   | Area Sq.m.    | Area Sq.ft.  |
|---------------------------------|---------------|--------------|
| <i>Ground Floor</i>             |               |              |
| Retail Area                     | 66.27         | 714          |
| <i>First Floor</i>              |               |              |
| Office 1                        | 16.35         | 176          |
| Office 2                        | 8.05          | 87           |
| Kitchen / Staff Room            | 12.82         | 138          |
| <i>Second Floor</i>             |               |              |
| Open Plan Office                | 27.39         | 295          |
| Separate Ladies & Gents Toilets | --            | --           |
| <b>TOTAL</b>                    | <b>130.90</b> | <b>1,410</b> |

**Business Rates:**

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

Rateable Value: £21,500  
 Rates Payable for 2020 / 2021: £10,728.50

**Terms:**

The premises are available on a new contributory Full Repairing and Insuring lease for terms to be agreed at a commencing rental of £19,950 per annum exclusive.

**VAT:**

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent / sale price. We recommend that the prospective tenants / purchasers establish the VAT implications before entering into any agreement.

**THE CODE FOR LEASING BUSINESS PREMISES IN ENGLAND AND WALES 2007**

Please see [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)

**Energy Performance Certificate (EPC):**

The energy performance certificate rating is E123. The full certificate and recommendations can be provided on request.

**Legal Costs:**

Each party to be responsible for their own legal costs.

**Money Laundering Regulation Compliance:**

In order to comply with UK Money Laundering Regulations 2017, Haarer Goss will require any purchaser of a freehold or leasehold interest in a property which it is marketing to provide proof of identity and any other required documents.

**Viewing:**

For further information, or to view the premises, please contact Mark Beskeen.

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## Location Plans – 165 Fore Street, Exeter

