

# Aaron Fox

## TO LET

“On the Instructions of Exeter City Council”

### PROMINENT CITY CENTRE RETAIL PREMISES

***INCENTIVES AVAILABLE FOR EARLY OCCUPATION***

Approximately 85 sq.m (918 sq.ft)

**88 FORE STREET  
EXETER**



This offers an opportunity to enter into a new lease of this centrally located city centre retail premises, which are well fitted and available for immediate occupation.

**01392 204303**

Lynx House, Pynes Hill, Exeter, EX2 5JL  
[www.aaronfox.co.uk](http://www.aaronfox.co.uk)

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## SITUATION AND DESCRIPTION

The premises are well positioned at the top of Fore Street close to the junction of High Street and South Street in a busy shopping thoroughfare, and the £225 million redevelopment of Princesshay which opened about 2 years ago. The Cathedral is also but a short walk away.

Exeter is the capital city and county town of Devon and has firmly established a reputation of being the commercial centre and administrative centre for the county of Devon and the South West. The city has a population of approximately 110,000 with a 'drive to work' population of some 480,000 within a 45 minute catchment area. The two mainline railway stations are within easy walking distance and there is good access to the M5 (junctions 29, 30 and 31) and the A38/A380 and A30/A303 dual carriageways. Exeter airport is just 8 miles distant with Plymouth Ferry port within an hours drive.

Other nearby retailers include BHS, Ryman's, Jessops, Specsavers, Rainbow Toys, McDonalds and a wide range of regional and specialist retails. The premises would suit a variety of potential users, including an A2 (financial or professional services) or A3 (café / restaurant) use, subject to the usual consents.

## ACCOMMODATION

Brief details of the accommodation with approximate maximum internal dimensions are as follows:-

A glazed modern shop front with glazed double pedestrian doors off Fore Street provide a prominent façade. The premises are well fitted with antico style tile flooring, a suspended ceiling with integrated lighting and boarded walls for ease of display.

Gross Area	85.3 sq.m (918 sq.ft)
Shop Frontage	6m (19'8")
Gross Frontage	8.08m (26'6")
Shop Depth	12.24m (40'2")
Return Frontage	4.8m (15'9")

There is potential for a mezzanine storage area to be created, subject to the usual consents. To the rear is a small **stock room** with rear loading door to George Street and door to .....

## Kitchen

Stainless steel sink unit with electric wall mounted water heater.

## Toilet

Low level W/C suite.

## SERVICES

Mains water, drainage and electricity are available. Gas is also available nearby if required.

## LEASE

A flexible effective FRI lease is available, up to a maximum term to expire in March 2020, although a shorter term of 3 years and upwards would be considered with upwards only rent reviews. A service charge exists to cover the repair and maintenance of the structure and exterior of the premises plus a contribution towards the buildings insurance.

## RATES

Rateable Value: -	£27,500	(2005 list)
Rates Payable: -	£13,337 per annum	(2009 – 2010)

## RENT

£29,500 per annum exclusive. VAT is not payable on the rent.

**\*Incentives are available for early occupation\***

## LEGAL COSTS

A contribution of up to £800 is required towards the landlord's legal costs, including abortive costs.

## VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0438)

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