

# PEPPER

Commercial

## TO LET IN TOWN RETAIL & STORAGE ACCOMMODATION

Approximately 319.68 sq.m. (3,441 sq.ft.)

**MARKET STREET  
EXETER  
EX1 1DW**



Ref 0133

**01392 874209**

5 Clyst Units, Clyst Court, Hill Barton Business Park, Exeter EX5 1SA  
[www.peppercommercial.co.uk](http://www.peppercommercial.co.uk)

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## SITUATION AND DESCRIPTION

The premises are well located on Market Street, within the city centre district, close to its junction with North Street and South Street. Market Street forms part of the one-way traffic system in the centre that funnels cars through to the Northern side of the city and the various in town parking locations. NCP have a 24-hour facility around the corner and Exeter City Council administer a further location some 50 meters away in Smythen Street. On street metered parking is also available within the vicinity. The premises are conveniently located just behind South Street which runs parallel to Market Street. The City centre with all its facilities is some 100 meters walk.

The property comprises a large warehouse / storage ground floor facility with a glass frontage on to Market Street. The principal showroom area is at the front of the property with interlinking storage areas to the rear. Car access is provided from George Street through a set of gates. The property has been occupied in the past by antiques and aquatics retailers, whilst a charity uses the premises at present. Several recent internal modifications now provide some office accommodation within the rear store.

## ACCOMMODATION

Brief details of the accommodation with approximate Gross Internal areas are as follows:-

	<b>Metric</b>	<b>Imperial</b>
Ground Floor Retail	186.66 sq.m.	2,009 sq.ft.
Ground Floor Rear	95.56 sq.m.	1,028 sq.ft.
<b>Total</b>	<b>319.68 sq.m.</b>	<b>3,441 sq.ft.</b>

## LEASE

The property is available by way of a new 3, 6- or 9-year lease. The lease to be drawn outside the security of tenure provisions of The Landlord & Tenant Act 1954 Pt II.

## RENT

The ingoing rent to be £25,000 p.a. (£7.26 p.s.f.)

## PRINCIPLE FEATURES INCLUDE:

- City Centre location
- Flexible accommodation
- Low rental
- Suitable for a range of uses.

## LEGAL COSTS

Each party are to bear their own legal cost in any transaction.

## RATES

We have gained the following information via the Valuation Office Web site.

Rateable Value: £22,500

Rates payable: £11,227 p.a. (x49.9p 2020/21)

**YOU ARE ADVISED TO CHECK**

## VAT

All figures are plus VAT.

## VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Adam Parsons 07808 473248

## ENERGY PERFORMANCE CERTIFICATE

The unit has been assessed with a D energy rating.

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[ap@peppercommercial.co.uk](mailto:ap@peppercommercial.co.uk)

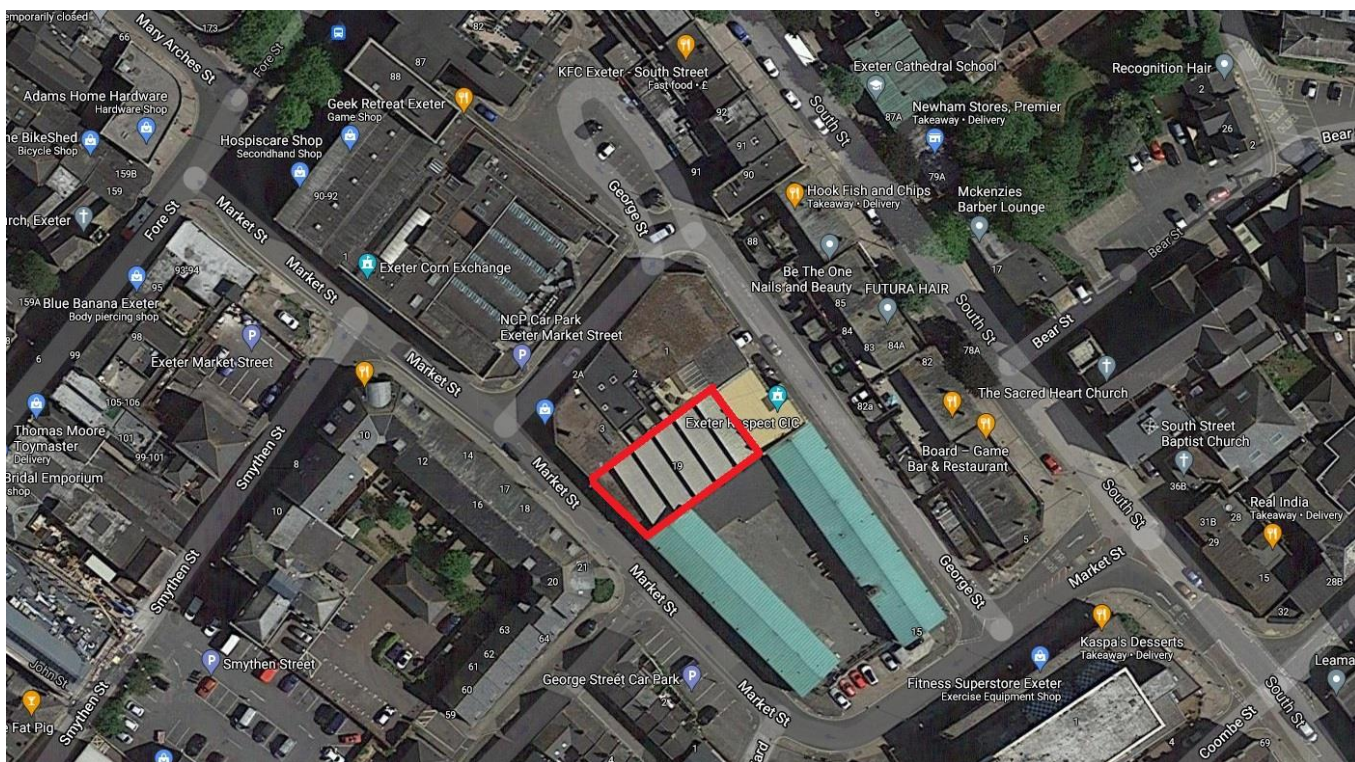
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