

## Prime Shop to Let

### EXETER

23 Cathedral Yard

Use Class E

### Location

The property occupies a prime trading location fronting Cathedral Yard, opposite Exeter's world famous Cathedral. National retailers located nearby include M & S, Card Factory, Natwest, Waterstones and Cote Brasserie.

An extract from the street plan is attached upon which the property has been highlighted.

### Accommodation

The property is arranged over ground and basement floors comprising the following approximate net internal floor areas:-

Ground Floor	1,647 sq ft	153.01 sq m
Basement	1,634 sq ft	151.80 sq m

### Rent

Rent Upon Application.

### EPC

An EPC has been commissioned and a copy can be provided upon request.



### Rates

We have been verbally advised that the property is assessed as follows:

Rateable Value	£97,500
UBR (2020/2021)	£0.512
Rates Payable	£49,920

Interested parties are advised to make their own enquiries with the Local Authorities.

### Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## Viewing

All viewings are strictly by prior appointment.

For further information or arrangements to inspect please contact:

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