

## Prime Shop

### EXETER

48-49 High Street

Subject to vacant possession

### Location

The subject property occupies a prime trading location on Exeter High Street, adjacent to Burger King and in close proximity to the entrance of Guildhall Shopping Centre. Other national retailers nearby include Marks and Spencer, Card Factory, Dr Martens, Mountain Warehouse and Tesco Metro.

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

### Accommodation

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

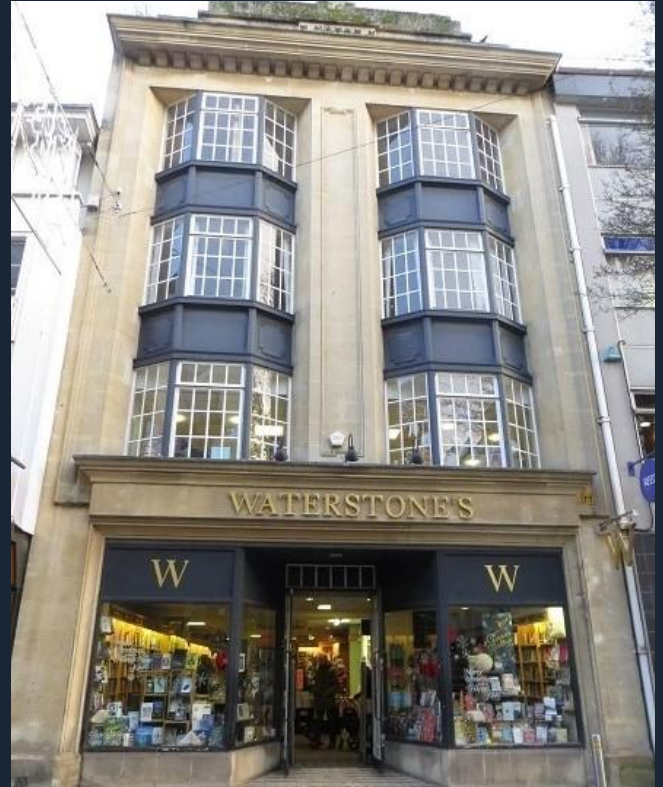
Ground Floor	362.8 sq m	3,518 sq ft
Basement	119 sq m	1,290 sq ft
First Floor	142.3 sq m	1,532 sq ft
Second Floor	84.6 sq m	910 sq ft
Third Floor	111.8 sq m	1,203 sq ft

### Lease

The property is available by way of an assignment of two existing full repairing and insuring leases expiring 28th September 2025, at a current passing rent of £210,000 per annum exclusive.

### Terms

Incentives are available to ingoing tenants. Further details available upon request.



### Rates

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

Rateable Value	£177,000
UBR (2020/2021)	£0.512
Rates Payable	£90,624

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

### Legal Costs

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

### EPC

An EPC has been commissioned and can be made available upon request.

## Viewing

All viewings are strictly by prior appointment.

For further information or arrangements to inspect please contact:

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