



41 Sidwell Street, Exeter, Devon, EX4 6NS

To let

Viewing by prior appointment
with Vicky Bandyszewska

(01392) 202203

vicky@sccexeter.co.uk

Ground floor lock up shop on popular shopping parade

City centre location and close to High Street and transport links

Strong mix of national and local retailers

832 sq.ft NIA / 77.3 sq.m

New lease available

40% Business Rates Relief for qualifying tenants.

To Let: £37,500 p.a.x.

Location

The property is situated within the heart of the city centre in a prominent and visible position close to the High Street and Princesshay Shopping Centre. Sidwell Street is characterised by a mix of national and long established independent retailers including Morrisons, Dominos, Subway, Taco Bell, Iceland and John Lewis department store.

The premises are also in close proximity to the John Lewis multi storey car park, the new Exeter Bus Station as well as Exeter Central Train Station.

Description

The premises comprise a well configured ground floor retail unit with the main shop sales area and rear store, kitchen, W.C and rear service yard.

The property is well presented with suspended ceilings, concealed lighting, air conditioning and laminate wood floor.

Accommodation

The property comprises a net floor area of approximately

832 sq.ft NIA / 77.3 sq.m

Lease Terms

The premises are available by way of a new contributory full repairing and insuring basis for a term to be agreed incorporating periodic rent reviews.

Rent

£37,500 per annum exclusive.

References

Financial and accountancy references may be sought from any prospective tenant prior to agreement.

Prospective tenants may be required to provide a rental deposit subject to covenant status.

Energy Performance Certificate (EPC)

An EPC is available for this property and the rating is: B48

Business Rates

The Business Rates for the year April 2025 - March 2026 are as follows:

Rateable value: £21,250

Rates payable: £10,603.75

40% Business Rates Relief is available for qualifying tenants. Interested parties are advised to contact the local authority for more information.

VAT

VAT is chargeable.

Legal Costs

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

Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial
20 Southernhay West, Exeter, EX1 1PR

Contact: Vicky Bandyszewska

Tel: (01392) 202203

Email: vicky@sccexeter.co.uk





Exeter



50 metres

Experian Goad Plan Created: 28/01/2025
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