

TO LET

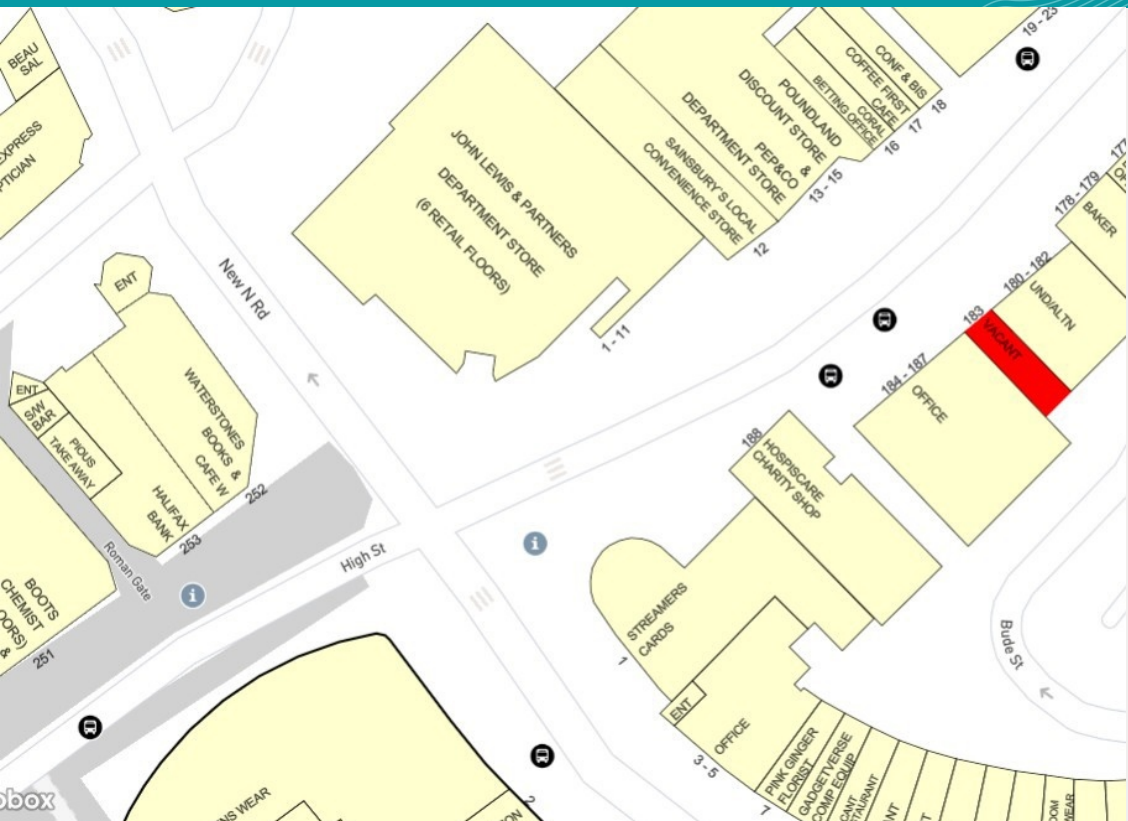
- ✓ Flexible lease terms available
- ✓ Benefits ventilation
- ✓ Central city centre location
- ✓ Close to Exeter Central Station
- ✓ Ideal start-up location



183 Sidwell Street, Exeter EX4 6RD

Retail Unit To Let

1,216 Sq Ft
(113 Sq M)



DESCRIPTION

This three story, mid-terrace unit consists of ground floor seating and kitchen area, benefitting from ventilation. There is also a disabled W/C to the rear and loading doors. The first floor offers further seating or storage space with toilets on the second floor.

LOCATION

The premises occupy a prominent location being close to Princesshay, John Lewis and Next and within 5 minutes walk to Exeter Central Station. The street is also home to an existing wide range of local independent traders.

TERMS

The unit is available on a full repairing and insuring lease, and will be excluded from the Landlord and Tenant Act 1954.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Total	1,216	113

EPC

C-73

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

lsh.co.uk

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