



High Street Lease Opportunity – Ground Floor Lock Up Shop

TERMS

The property is available by way of a new lease

RENT

£50,000 pa

FLOOR AREAS

Ground Floor

SQ FT / SQ M

615 / 57

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

SERVICE CHARGE

TBC

RATEABLE VALUE

The property is yet to be assessed

SUBJECT TO CONTRACT

IMPORTANT NOTICE Jackson Criss, their clients and any joint agents give notice that 1 They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise They assume no responsibility for any statement that may be made in these particulars These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact 2 Any areas, measurements or distances are approximate The text, photographs and plans are for guidance only and are not necessarily comprehensive It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson Criss have not tested any services, equipment or facilities Purchasers must satisfy themselves by inspection or otherwise.

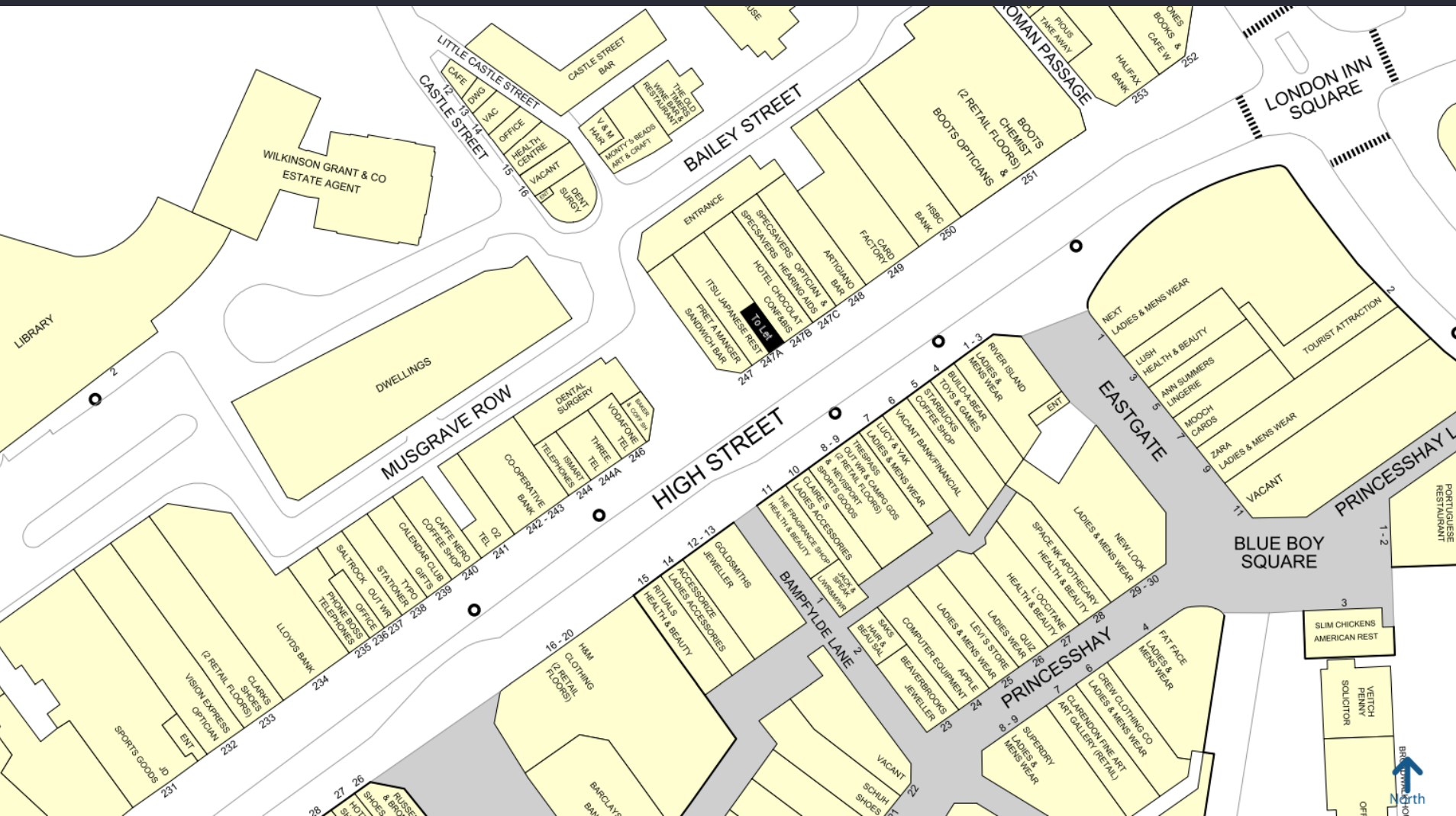
Exeter – 247 High Street, EX4 3PZ

- Prominent High Street opportunity adjacent to Itsu, Pret and Hotel Chocolat
- High footfall location
- Property located opposite Princesshay and within a 5-minute walk to Guildhall Shopping Centre



JACKSON
CRISS

www.jacksoncriss.co.uk
4th Floor
32 Brook Street
London W1K 5DL
+44(0)207 637 7100



Adam Rawcliffe
0207 637 7100
07968 474 988
arawcliffe@jacksoncriss.co.uk

Joe Laskey
0207 637 7100
07780 198 734
jlaskey@jacksoncriss.co.uk

Or contact our joint agent:

Liam Jones
0207 190 9801
07990 355 016
liam@forge-cp.com

Money Laundering Regulations
Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.