



# High Street Lease Opportunity – Ground Floor Lock Up Shop

**TERMS**

The property is available by way of a new lease

**VAT**

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

**RENT**

£50,000 pa

**FLOOR AREAS**

Ground Floor

**SQ FT / SQ M**

615 / 57

**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



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