

Crediton - 50 High Street, Exeter EX17 3JX  
Retail Premises to Rent



**BLUE ALPINE**

PROPERTY INVESTMENT & DEVELOPMENT



# Crediton - 50 High Street, Exeter EX17 3JX

## Retail Premises to Rent



### Property Features:

- Comprises three storey retail premises
- VAT is NOT applicable to this property
- Flexible terms to fit your needs
- Available on a new lease with no premium or legal fees
- Located in the town centre with occupiers nearby including Tesco Express, Boots Pharmacy, Co-Op food and others.

### Property Description:

Comprises ground floor shop with ancillary accommodation at first floor and loft, providing the following accommodation and dimensions:

Ground Floor: Open plan retail, Kitchen, WC

First Floor: Storage, Office

Second Floor: Storage/Office

Total area size: 87 sq m (936 sq ft)



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### Terms:

Available on a new lease with terms to be agreed by negotiation

Rent Year 1: £125 per week (PCM: £531.66)

Rent Year 2: £150 per week (PCM: £650)

Deposit: £1,950 (3 Months)

### Rateable Value:

Rateable Value - £4,200 p.a.

Rates Payable - £0\*

\*Note - Small business rates relief available (subject to terms)

### EPC:

The property benefits from a E Rating. Certificate and further details available on request.



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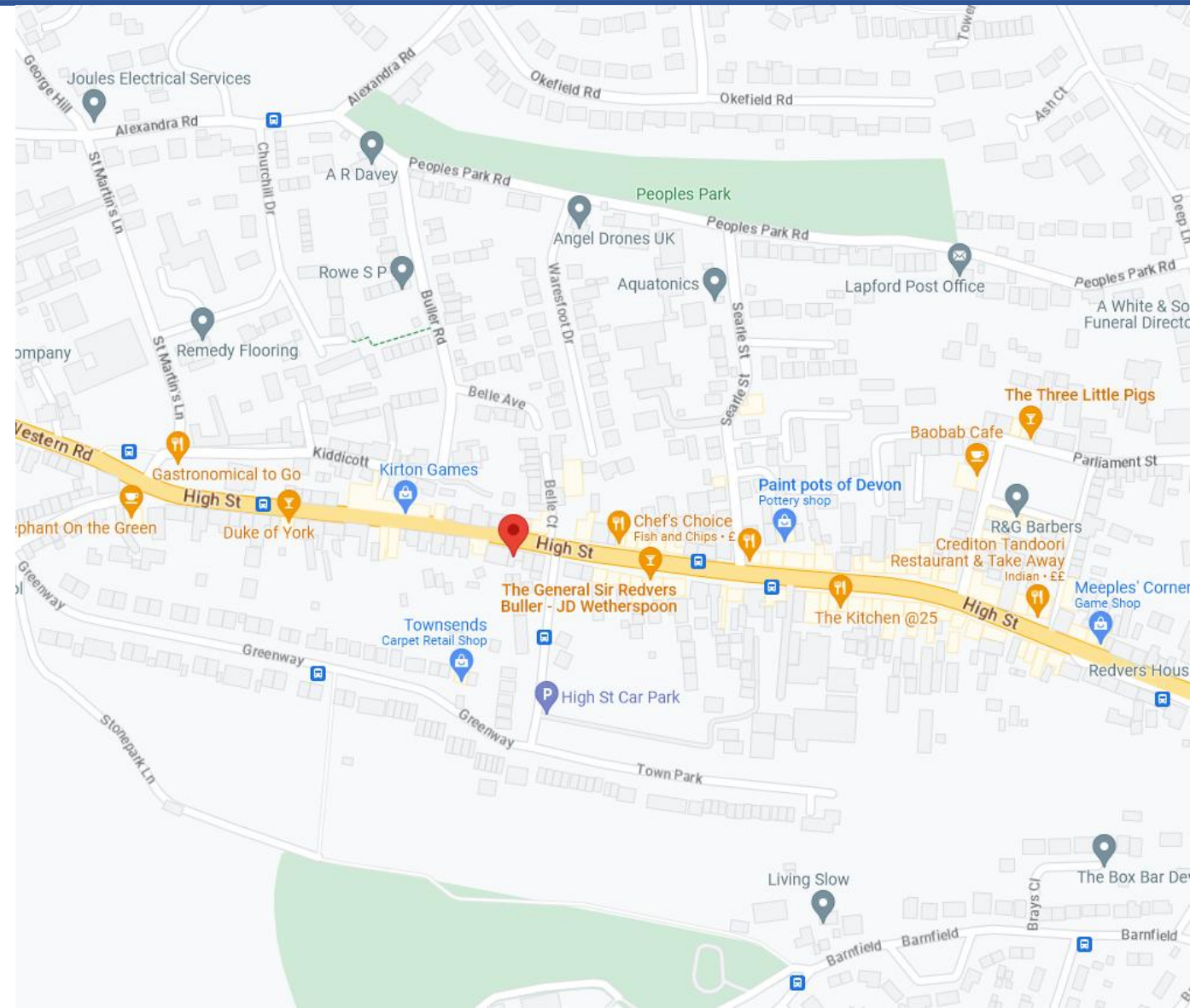
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### Location:

Crediton is a town and civil parish in the Mid Devon district of Devon in England. It stands on the A377 Exeter to Barnstaple road at the junction with the A3072 road to Tiverton, about 7 miles north-west of Exeter. The property is located in the town centre with occupiers nearby including Tesco Express, Boots Pharmacy, Co-Op food and others.



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### Contacts:

For further information or to schedule a viewing, please contact a member of our team below.



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