

# TO LET

## Prominent Retail Premises in Central Exeter

Ground Floor – 406 sq.ft (37.76 sq.m)



### Ground Floor Shop - 2 Blackboy Road, Exeter, EX4 6SG

#### Location & Description:

The property is situated in a prominent position close to the junction of Blackboy Road and the Sidwell Street roundabout. Blackboy Road forms one of the main routes to and from the City Centre, carrying a good volume of traffic and high pedestrian footfall. There are a variety of independent businesses trading in the area including B&G Barbering next door, To The Moon (beauty salon) and Beard & Co Financial Accountants close by.

The property extends in total to 406 square feet (37.76 square metres) comprising a retail / office area of 295 sq.ft (27.41 sq.m) and a kitchen / staff area of 111 sq.ft (10.35 sq.m). The premises has a double glazed front door, spotlighting, rear toilet and an excellent fitted kitchen with De Dietrich induction hob and Beko fridge.

The property would suit a variety of retail, office or consulting / medical uses, subject to planning. **Please note that the landlord will not consider any take-away, restaurant or food related uses.**

**Rateable Value:**

According to the Valuation Office Agency website, the property has the following assessment:

Rateable Value:	£7,700
Rates Payable for 2025 / 2026:	£2,844.30

From 1<sup>st</sup> April 2017 100% rates relief is applicable to qualifying tenants up to a Rateable Value of £12,000. We recommend that interested parties contact Exeter City Council on 01392 277 888 for further information.

**Terms:**

The premises are available on a new contributory full repairing and insuring lease on terms to be agreed.

**Rent:**

£9,250 per annum exclusive.

**VAT:**

We understand that VAT is not payable.

**Energy Performance Certificate (EPC):**

An EPC has been commissioned for this property and further details are available on request.

**Legal Costs:**

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

**Viewing:**

For further information or to view the premises, please contact the sole agents:

Haarer Goss  
*chartered surveyors*  
17 Barnfield Road  
Exeter  
EX1 1RR  
☎ (01392) 251171  
Contact Mark Beskeen e-mail: [mark.beskeen@brutonknowles.co.uk](mailto:mark.beskeen@brutonknowles.co.uk)

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Please note both these photos were taken before the kitchen installation to show extent of the property.







