

stratton
creber
commercial

property consultants



26 Gandy Street, Exeter, Devon, EX4 3LS

To let

Viewing by prior appointment
with Victoria Bandyszewska

(01392) 202203

vicky@sccexeter.co.uk

Ground floor lock up shop in city centre

Popular shopping destination just off High Street

Approximately: 700 sq ft (65.06 sq m)

Immediately available

To let: £17,850 per annum

strattoncrebercommercial.co.uk

Location

The property is situated in a prominent position within the established and popular area of Gandy Street close to the High Street, Princesshay, Guildhall Shopping Centre and Queen Street Dining Quarter.

The Royal Albert Memorial Museum, Phoenix Art Centre, Central Railway Station and various car parks are all within walking distance.

Gandy Street has range of independent and multiple retailers and restaurants, occupiers include Zizzi's restaurant, Seasalt, and Coolings Wine Bar.

Description

This ground floor shop comprises a large sales area with staff WC and store cupboards

26 Gandy Street is well presented with timber effect flooring, spot lighting and air conditioning.

Accommodation

This property has the following approximate floor area:

700 sq ft / 65.06 sq m.

Lease Terms

This property is available by way of a new contributory full repairing and insuring lease for a term to be agreed.

Rent

£17,850 per annum.

Deposit and References

A deposit and references are required subject to tenant status.

Energy Performance Certificate (EPC)

An EPC is available for this property and the rating is: C/74.

Business Rates

The business rates for this property will need to be reassessed following the split from unit 25.

VAT

VAT is not charged on rent or service charges.

Legal Costs

Both parties to bear their own legal costs in the transaction.

Viewing & Further information

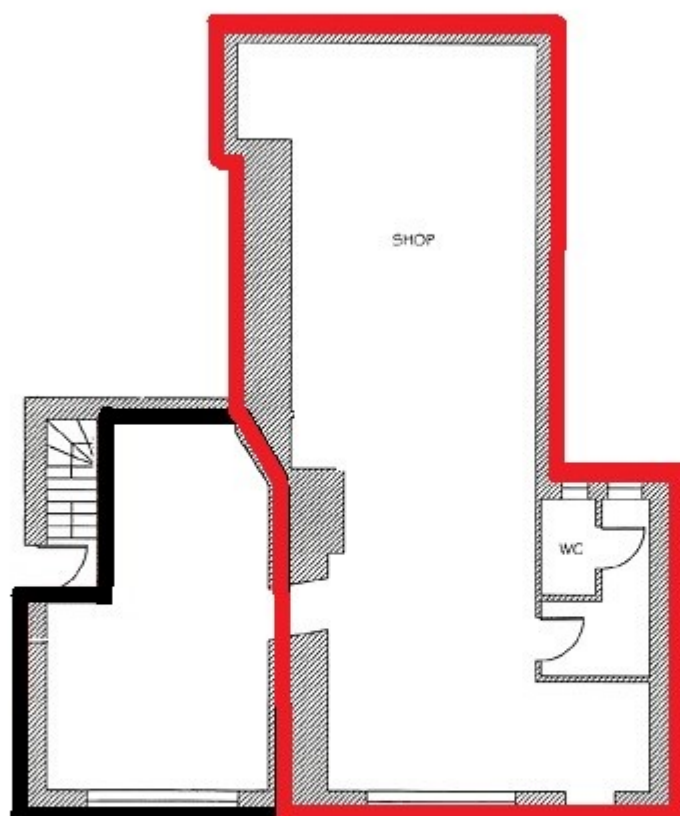
Strictly by appointment through the sole agents:

Stratton Creber Commercial
20 Southernhay West, Exeter, EX1 1PR

Contact: Victoria Bandyszewska

Tel: (01392) 202203

Email: vicky@sccexeter.co.uk







Exeter



50 metres

Experian Goad Plan Created: 11/06/2024
Created By: Stratton Creber Commercial



Copyright and confidentiality Experian, 2023. © Crown copyright and database rights 2023. OS 100019885

For more information on our products and services:
www.experian.co.uk/business-products/goad | salesG@uk.experian.com



Exeter Office

20 Southernhay West, Exeter, EX1 1PR

T: (01392) 202203

E: info@sccexeter.co.uk

Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;

All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them;

No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.