



72 High Street, Exeter, Devon, EX4 3DT

## To let

Viewing by prior appointment  
with Victoria Bandyszewska

**(01392) 202203**

[vicky@sccexeter.co.uk](mailto:vicky@sccexeter.co.uk)

High Street retail unit in the heart of the city centre

Ground floor retail space plus 1st & 2nd floors

Total floor area: 1,984 sq ft / 184.4 sq m (approx.)

New lease, available immediately

To let: £40,000 per annum

## Location

72 High Street occupies a prominent position in Exeter's thriving city centre. Nearby occupiers include: Greggs, Warrens, The Ivy, The Works, McDonalds and Sostrene Grene.

The public space of Cathedral Close is nearby, as is the High Street entrance to the Guildhall Shopping Centre, ensuring a steady flow of visitors and foot traffic throughout the area.

## Description

This property comprises a ground floor shop, first floor offices/store rooms and second floor office, staff room and WC facilities.

The shop has fully-glazed frontage, suspended ceilings with recessed lighting.

The first floor retains the former bank fit-out including glazed partitions forming office rooms, plus store room and WC.

The second floor comprises a staff room with kitchen facilities, two WCs and two further rooms.

The property has a 3 phase electric supply.

## Accommodation

The property has the following approximate floor areas:

Floor	Description	Sq.ft	Sq.m
Ground	Sales	823	76.46
First	Offices / stores	671	62.40
Second	Office, staff room	490	45.50
<b>Total:</b>		<b>1,984</b>	<b>184.36</b>

## Lease Terms

This property is available by way of a new full repairing and insuring lease for a term to be agreed at a rent of **£40,000**.

All other terms to be agreed.

## Deposit, Accounts and References

A deposit, proof of accounts and references are required subject to tenant status.

## Energy Performance Certificate (EPC)

The EPC for this property is available and the rating is D (85).

## Business Rates

The Business Rates for the year April 2026 - March 2027 are as follows:

Rateable value:	£41,500
Rates payable:	£17,928
Rates payable:*	£15,853

\*Retail, hospitality, and leisure uses

Interested parties are advised to contact the local authority with regards their liability.

## VAT

VAT is chargeable.

## Legal Costs

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

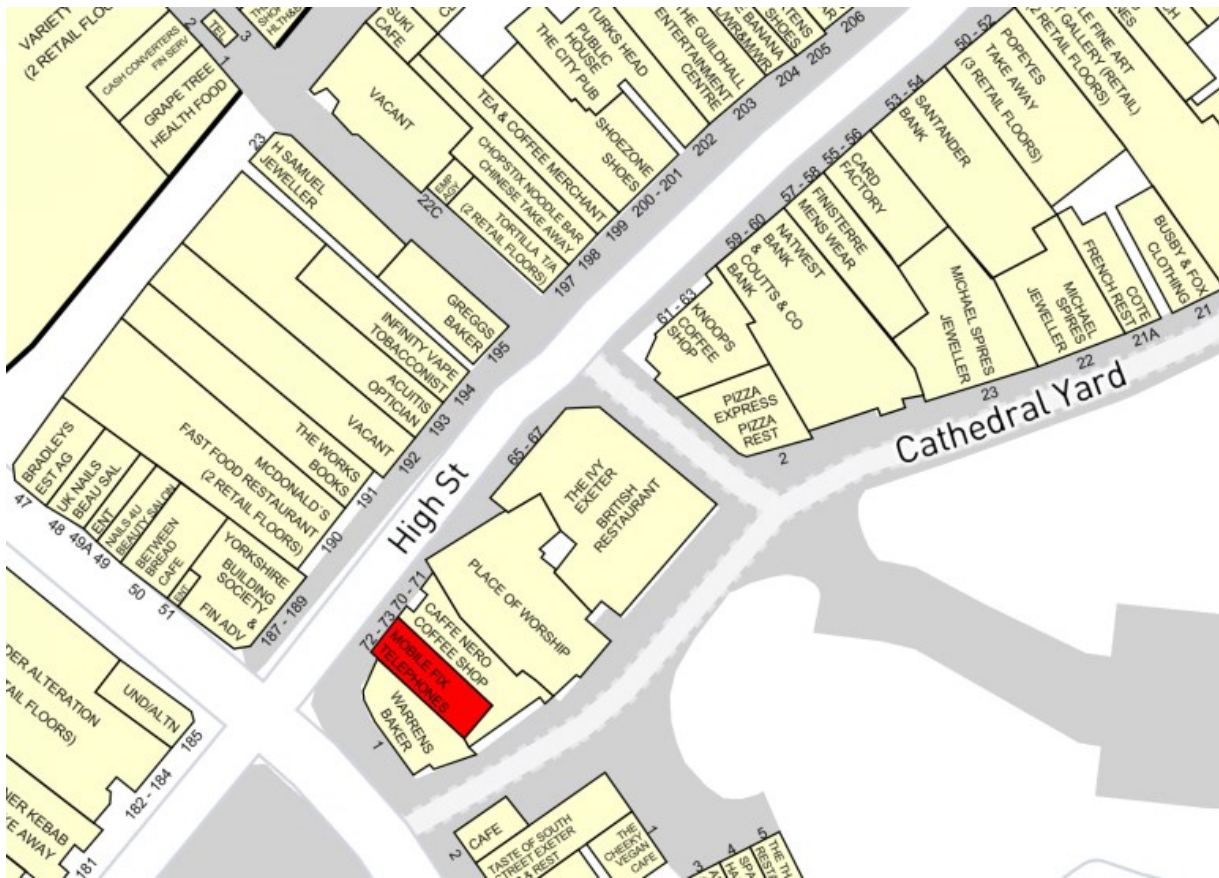
## Viewing & Further information

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](mailto:vicky@sccexeter.co.uk)





**Exeter Office**

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