



1 North Street, Heavitree, Exeter, EX1 2RH

# To let

Viewing by prior appointment  
with Michael Lloyd

**(01392) 202203**

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

Double fronted refurbished retail unit

Just off popular Heavitree Fore Street retail parade

Ground Floor: 61.58 sq m / 663 sq ft

Mezzanine Storage: 13.47 sq.m / 145 sq.ft

Available on new lease - Terms to be Agreed

To let: £10,200 per annum

[strattoncrebercommercial.co.uk](http://strattoncrebercommercial.co.uk)

## Location

The property is situated in a good secondary location just off the Heavitree Fore Street retail parade and principal arterial road link to the city centre. The main public car park for Heavitree is close by.

Nearby occupiers include Sue Ryder, Lloyds Pharmacy and Co-Op Supermarket.

## Description

Currently a homewares & interior design shop, in its current layout the property comprises a main front sales area benefitting from fully glazed double frontage, with rear staff room/kitchen and W.C. There is also useful mezzanine/attic storage above.

The property was subject to a full refurbishment in 2023 and would be suitable for a variety of uses including professional services, health & beauty, retail or office.

## Accommodation

The approximate floor areas are;

Ground Floor: 61.58 sq m / 663 sq ft

Mezzanine/Attic Storage: 13.47 sq.m / 145 sq.ft

## Lease Terms

This property is available by way of a new full repairing and insuring lease by way of proportional service charge on terms to be agreed.

**The annual rent is £10,200 per annum.**

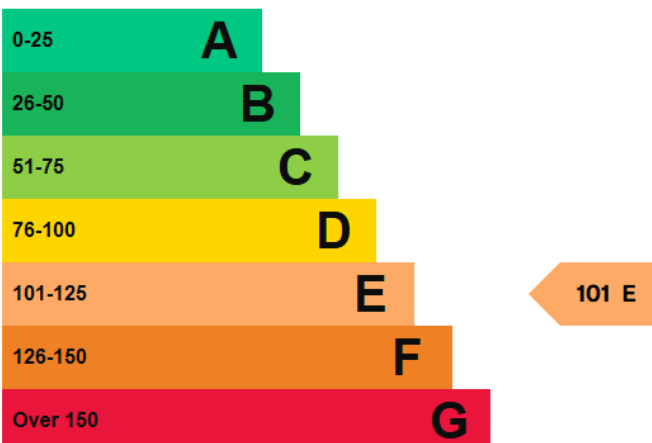
All other terms by negotiation.

## Deposit and References

A deposit and references are required subject to tenant status.

## Energy Performance Certificate (EPC)

The EPC for this property is below (undertaken prior to refurbishment).



## Business Rates

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

Rateable Value: £6,000

100% Business Rates Relief is therefore available for qualifying tenants. Interested parties are advised to contact the local authority regarding their eligibility.

## VAT

VAT is not chargeable.

## Legal Costs

Both parties to be responsible for their own legal costs (if applicable) in the transaction.

## Viewing & Further information

Strictly by appointment through the sole agents:

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

Contact: Michael Lloyd  
Tel: (01392) 202203  
Email: [mike@sccexeter.co.uk](mailto:mike@sccexeter.co.uk)



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