



18 South Street, Exeter, Devon, EX1 1DZ

# To let

Viewing by prior appointment  
with Victoria Bandyszewska

**(01392) 202203**

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

Ground floor shop with dual frontage

Popular city centre location

Approx : 417 sq ft / 38.7 sq m

100% Business Rates Relief for qualifying tenants

New lease, available immediately

To let: £11,500 per annum

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

## Location

The property is situated in a good secondary location within the city centre, close to the High Street. South Street comprises a number of independent retailers together with Estate Agents and restaurants and benefits from good pedestrian and vehicular flow.

Nearby occupiers include KFC, Marie Curie, RSPCA, and Oxfam.

## Description

This property comprises a ground floor shop with sales area to the front and WC to the rear. There is a rear pedestrian access with space for bins.

This unit benefits from a corner position with two display windows providing plenty of natural light.

## Parking

There are two parking spaces that adjoin this unit. These parking spaces are owned by the city council and are available to let by separate negotiation.

## Accommodation

The property is approximately: 417 sq ft / 38.7 sq m

## Lease Terms

This property is available by way of a internal repairing and insuring lease to include the shop front, subject to a service charge.

The rent for this property is **£11,500 per annum**.

## Deposit, Accounts and References

A deposit and references are required subject to tenant status.

## Energy Performance Certificate (EPC)

The EPC for this property is rated C54.

## Business Rates

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

Rateable Value: £8,700

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

## VAT

VAT is chargeable where applicable.

## 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)



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