

TO LET

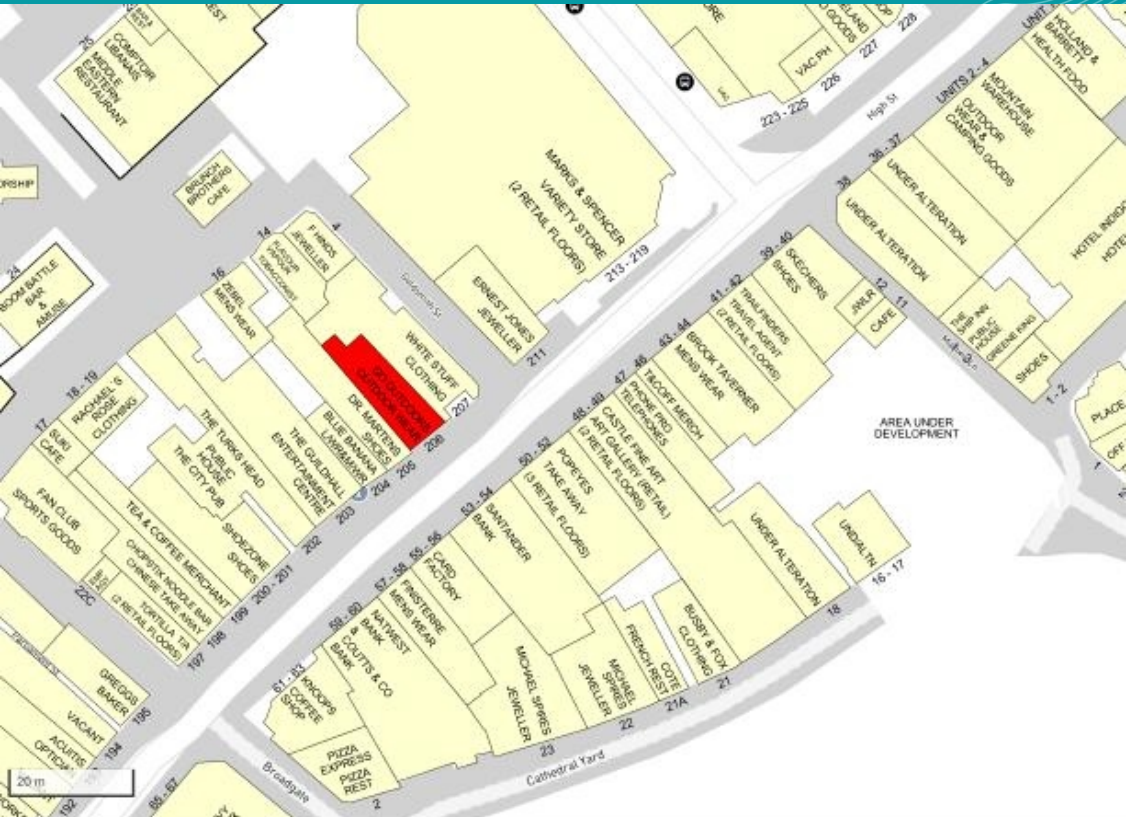
- ✓ Prime Shop To Let
- ✓ Adjacent to White Stuff, Dr Martens and M&S.
- ✓ Close to Popeyes, Tortilla and Cornish Bakehouse
- ✓ Suitable for Retail and other Class E uses.
- ✓ Large first floor sales area.



206 High Street, Exeter EX4 3EB

Prime Class E unit available on Exeter High Street

4,236 Sq Ft
(394 Sq M)



DESCRIPTION

The property consists of an attractive Grade II Listed High Street shop arranged on ground, first and second floor levels currently trading from ground and first floors with second floor storage.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground Floor	1,154	107
First Floor	2,110	196
Second Floor	972	90
Total	4,236	394

EPC

EPC rating is C73

LOCATION

Exeter is a major regional shopping and commercial centre located approximately 75 miles south of Bristol and 36 miles east of Plymouth. It benefits from an international airport and regular rail services to London Paddington and Waterloo.

LOCAL OCCUPIERS

A strong mix of aspirational retailers and food operators including M&S, White Stuff, Dr Martens, Trailfinders, Skechers, Knoops and Tortilla.

TERMS

A new 10 year effectively FRI lease with 5 yearly upward only rent reviews.

RENT

£87,500 pax (Subject to contract)

BUSINESS RATES

The rateable value is £61,000 (April 2026)

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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