



Turner Locker

Commercial Property Consultants

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17 CATHERINE STREET EXETER EX1 1EU



RETAIL UNIT TO LET

GROUND FLOOR SALES - 439 SQ FT (40.8 Sq M)

FIRST FLOOR SALES - 443 SQ FT (41.17 SQ M)

ANCILLARY STORAGE - 395 SQ FT (36.71 SQ M)



LOCATION & DESCRIPTION

17 Catherine Street occupies a fabulous location on the main pedestrian thoroughfare between the Princesshay shopping scheme and the City's internationally renowned Cathedral Close. Number 17 sits close to Catherine Street junction with St Martins Lane which is one of the principle routes to the City's High Street, Cathedral Yard and opposite Hotel Indigo. Forming part of what was once originally the Oddfellows Hall, the existing shop property was built in the mid 1990's.

Current accommodation provides an interesting ground floor retail unit with modern shop front with first floor sales and ancillary second floor and basement storage.

Currently there are changing cubicles on ground & 1st floors

ACCOMMODATION (Approximate Measurements)

Max internal ground floor is 9.03m depth, 4m width + recess.

Ground Floor Retail	439 sq ft
Basement Store	267 sq ft
First Floor Sales	443 sq ft
Second Floor / office	128 sq ft





PROPOSAL

The property is offered on a new lease at a commencing rental of £30,000 per annum on full repairing and insuring terms



RATES (Taken from the VOA website)

Rateable value (1 April 2023 to present)

£24,000

EPC –

VIEWING

By strict appointment with Turner Locker & Co - Tel: 01392 201 202

<http://www.turner-locker.co.uk/>

SUBJECT TO CONTRACT

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