

To Let Prime Retail Premises | 17,734 SQ FT (1647.5 SQ M)



3 Bedford Street
EXETER | EX1 1LX

Property

The flagship retail unit is arranged over ground, basement, mezzanine floor with second and third floor offices and benefits from a substantial frontage which adds to the prominence of the property.

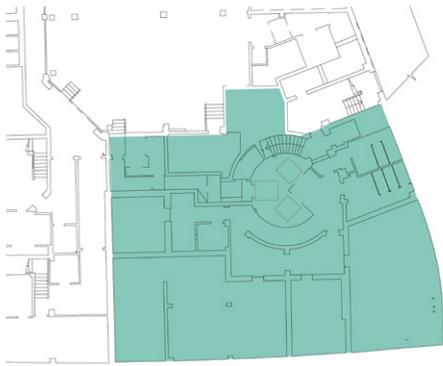


Location

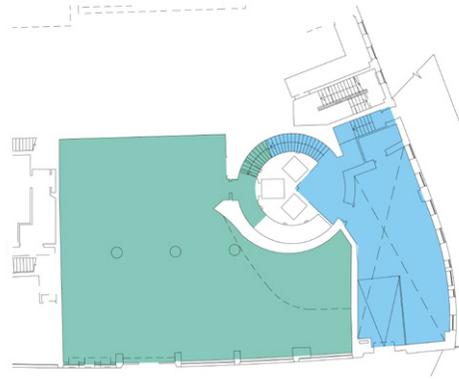
The subject property occupies a prime position, in the heart of Exeter's retail core, on the southern side of pedestrianised High Street at the intersection with Bedford Street.

Bedford Street forms the main pedestrian link to Princesshay Shopping Centre, which is the dominant shopping centre within the city.

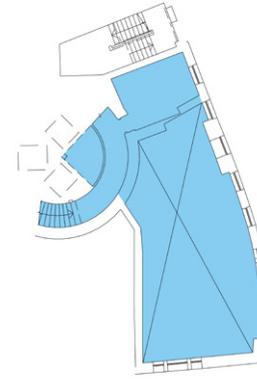
Nearby occupiers include Reiss, Russell & Bromley, Monsoon, Goldsmiths, Pandora, Molton Brown, Costa and the H&M Flagship store.



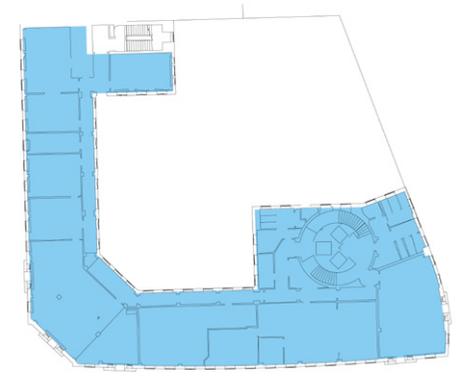
Basement Floor Plan



Ground Floor Plan



Mezzanine Floor Plan



Upper Floor Plan



Offices demise



Commercial unit demise

Accommodation

The property comprises the following approximate Net Internal Areas:

GROSS FRONTAGE	SQ.FT	SQ.M
Ground Floor	2,716 sq.ft	252.3 sq.m
Basement	2,306 sq.ft	214.2 sq.m
Mezzanine	895 sq.ft	83.14 sq.m
Second Floor	5,892 sq.ft	547.4 sq.m
Third Floor	5,925 sq.ft	550.4 sq.m
TOTAL	17,734 sq.ft	1647.5 sq.m

The upper floor offices have the potential to be split from the retail unit and let separately.



Tenure

The property is available to let by way of a new effectively full repairing and insuring lease for a term to be agreed.

Rent

£215,000

Business Rates

The Tenant will be responsible for the payment of business rates to the Local Authority. The premises have been assessed for rating purposes as follows:

Rateable Value	£330,000
UBR (2025/26)	£0.555

Interested parties are requested to make their own enquiries with the local authority.



Planning

We understand the property benefits from planning consent for the following uses: Class E (Commercial, Business and Services use) (This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority)

Legal Costs

Each party is to be responsible for its own legal costs incurred in connection with this letting.

VAT

All sums quoted are exclusive of VAT if applicable.

EPC

Available upon request.

Service Charge

Further details available upon request.

Viewing

Viewing is available by appointment only.



Contact

For further Information or to arrange a viewing please contact joint agents:

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**jackson
criss**

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