

stratton  
creber  
commercial

property consultants



194 High Street, Exeter, Devon, EX4 3DU

## To let

Viewing by prior appointment  
with Victoria Bandyszewska

**(01392) 202203**

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

High Street retail unit in the heart of the city centre

Ground and first floor retail/restaurant space

Plus three further floors of ancillary store/offices and large basement

Total floor area: 5,194 sq ft / 482.5 sq m (approx.)

New lease, available immediately

To let: £50,000 per annum

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

## Location

194 High Street occupies a prominent position in Exeter's thriving city centre, adjacent to The Guildhall Shopping Centre.

Nearby occupiers include: Greggs, The Ivy, Knoop's, The Works, McDonalds, Sostrene Grene and Pizza Express.

Exeter Cathedral, one of the city's most iconic and visited landmarks, is just moments away, ensuring a steady flow of visitors and foot traffic throughout the area.

## Description

This property comprises a ground floor shop/ restaurant, first floor kitchen, a large basement and ancillary stores/ offices on the second and third floors.

The ground floor shop/ restaurant is an open plan space with WCs to the rear. The shop has air conditioning\*, spot lighting and good sized display window.

Accessed via a spiral staircase is the first floor. This floor was most recently used as a kitchen, fitted with a dumb waiter, basins and air conditioning.\*

The second floor comprises a staff room, kitchenette, and WCs. The third and fourth floors have further office/ stores with fitted carpets throughout.

The basement is a large mostly open plan space with access to the guildhall underground bin store and loading bay.

The property has the benefit of 3 phase electric.

\*Tenants are advised to carry out their own investigations regarding the condition of these items.

## Accommodation

The property has the following approximate floor areas:

Floor	Description	Sq.ft	Sq.m
Basement	Store	1,875	174.2
Ground	Sales	1,377	127.9
First	Sales / kitchen	581	54
Second	Staff room	320	29.7
Third	Office	524	48.7
Fourth	Office	517	48
<b>Total:</b>		<b>5,194</b>	<b>482.5</b>

## Lease Terms

This property is available by way of a new full repairing and insuring lease for a term to be agreed at a rent of **£50,000**.

All other terms to be agreed.

## Deposit and References

A deposit and references are required subject to tenant status.

## Energy Performance Certificate (EPC)

The EPC for this property is available and the rating is B/47.

## Business Rates

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

Rateable value: £52,500

Rates payable: £25,200

Rates payable:\*\* £22,575

\*\*retail, leisure and hospitality

Interested parties are advised to contact the local authority with regards their liability.

## VAT

VAT is chargeable.

## 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

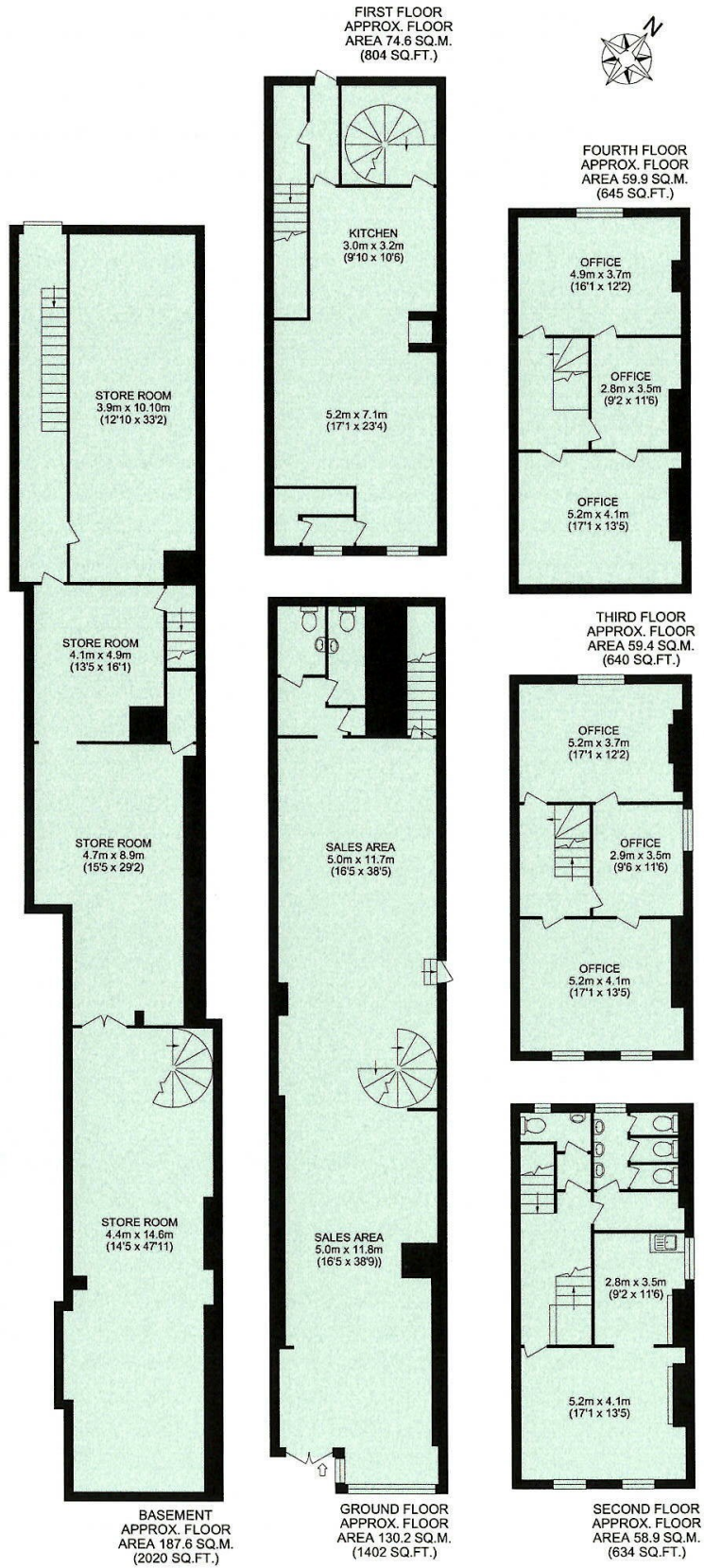
Contact: Victoria Bandyszewska

Tel: (01392) 202203

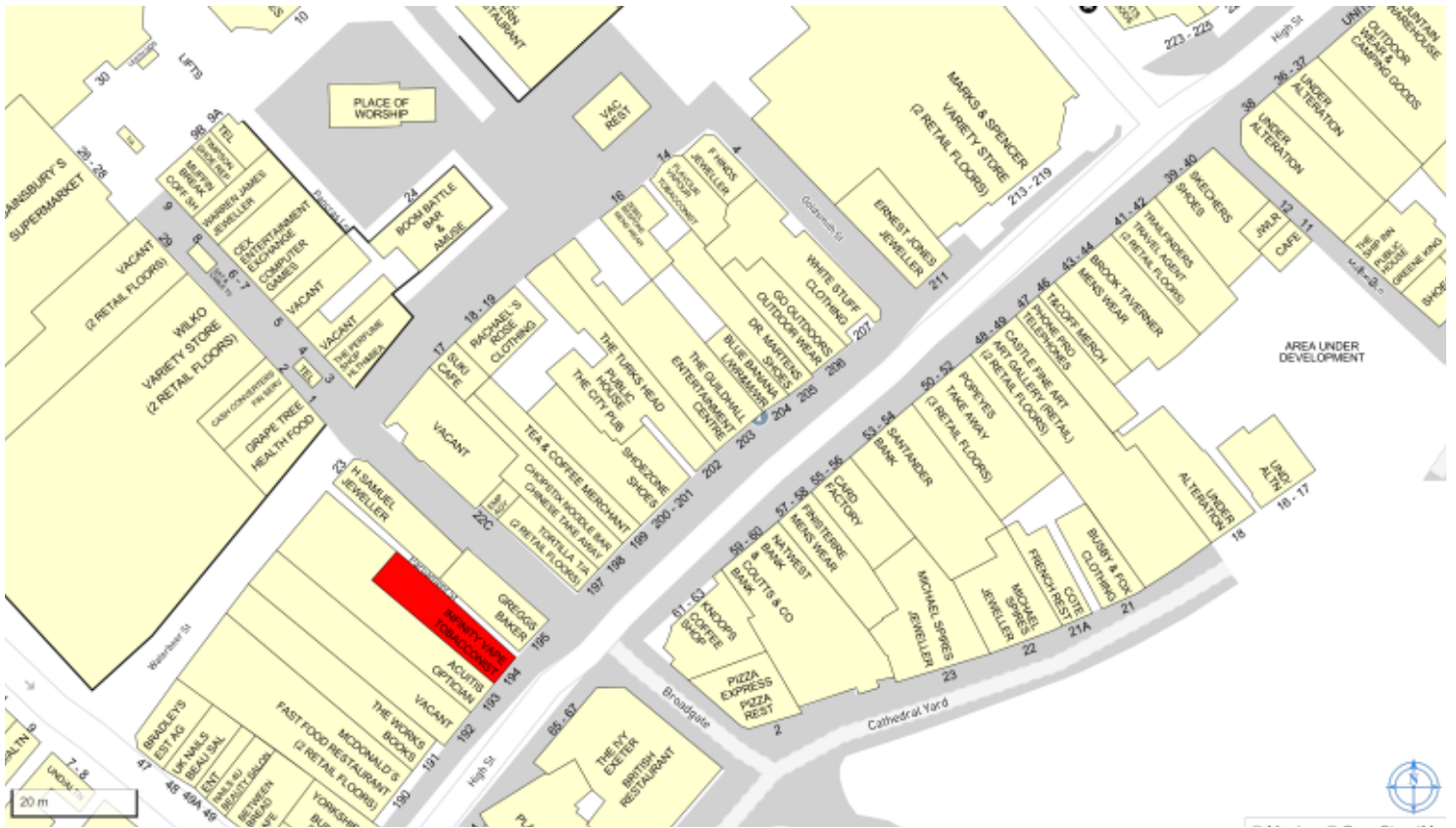
Email: [vicky@sccexeter.co.uk](mailto:vicky@sccexeter.co.uk)







194 High Street, Exeter, EX4 3DU  
For identification only - Not to scale.



**Exeter Office**

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