

# TO LET

**BUILDINGS AT HIGHER CEMETERY**



**THREE COMMERCIAL PREMISES WITH EXTERNAL YARD, SUITABLE FOR A VARIETY OF USES,  
SUBJECT TO PLANNING**

**Estates Services  
01392 265123**

**[www.exeter.gov.uk/comprop](http://www.exeter.gov.uk/comprop)**

**Exeter City Council, Civic Centre, Paris Street, Exeter, EX1 1JJ**

**Location** The premises (edged in red on the attached plan) are situated in Higher Cemetery, Hamlin Lane. The buildings are currently accessed via the main entrance to the cemetery off of St Marks Avenue. The gate is unlocked year round.

The buildings are approximately 1.3 miles from the city centre.

**Description** Three self-contained buildings with external yard and separate private w/c block.

<b>Accommodation Description</b>	<b>Size: Approx Gross Internal Area (GIA)</b>	<b>Colour on plan</b>
The Old Mess Room	368.12 sq ft (34.2 sq m)	Hatched blue
The Former Mortuary	238.96 sq ft (22.2 sq m)	Hatched orange
Tractor Shed	139.18 sq ft(12.93 sq m)	Hatched yellow
Open yard	341.86 sq ft (31.76 sq m)	Hatched green

**Use** A variety of uses would be considered suitable subject to the applicant obtaining any necessary planning consent.

Applicants are advised to make relevant enquiries with Exeter City Council Planning Services contactable on (01392) 265223

**Rent** Offers are invited in the region of £6000 per annum exclusive of VAT (which is not currently payable), insurance and all other outgoings and payable quarterly in advance on the usual quarter days

**Terms** A new Internal Repairing and Insuring Lease for a period of up to 10 years with upwards only rent reviews at five year intervals or a term to be agreed.

The Council insures the building against the usual risks and maintains the main structure of the building. A due proportion of the premium will be recharged to the Tenant.

**Alienation & Alterations** The Tenant must obtain the landlord's consent prior to making alterations. Assignment of the whole is permitted, but sub-letting is prohibited.

**Security of Tenure** The lease will be within the security of tenure provisions of the 1954 Landlord and tenant Act.

**Rates** The rateable value will need to be assessed.

Small Business Rates Relief may be eligible subject to status.

**Legal Costs** The ingoing Tenant will be responsible for the Council's legal costs in the preparation of the lease.

**Viewing and Further Information**

Estates Services  
Exeter City Council  
Civic Centre  
Paris Street  
Exeter  
EX1 1JJ

Vanessa Macdonald

01392 265123

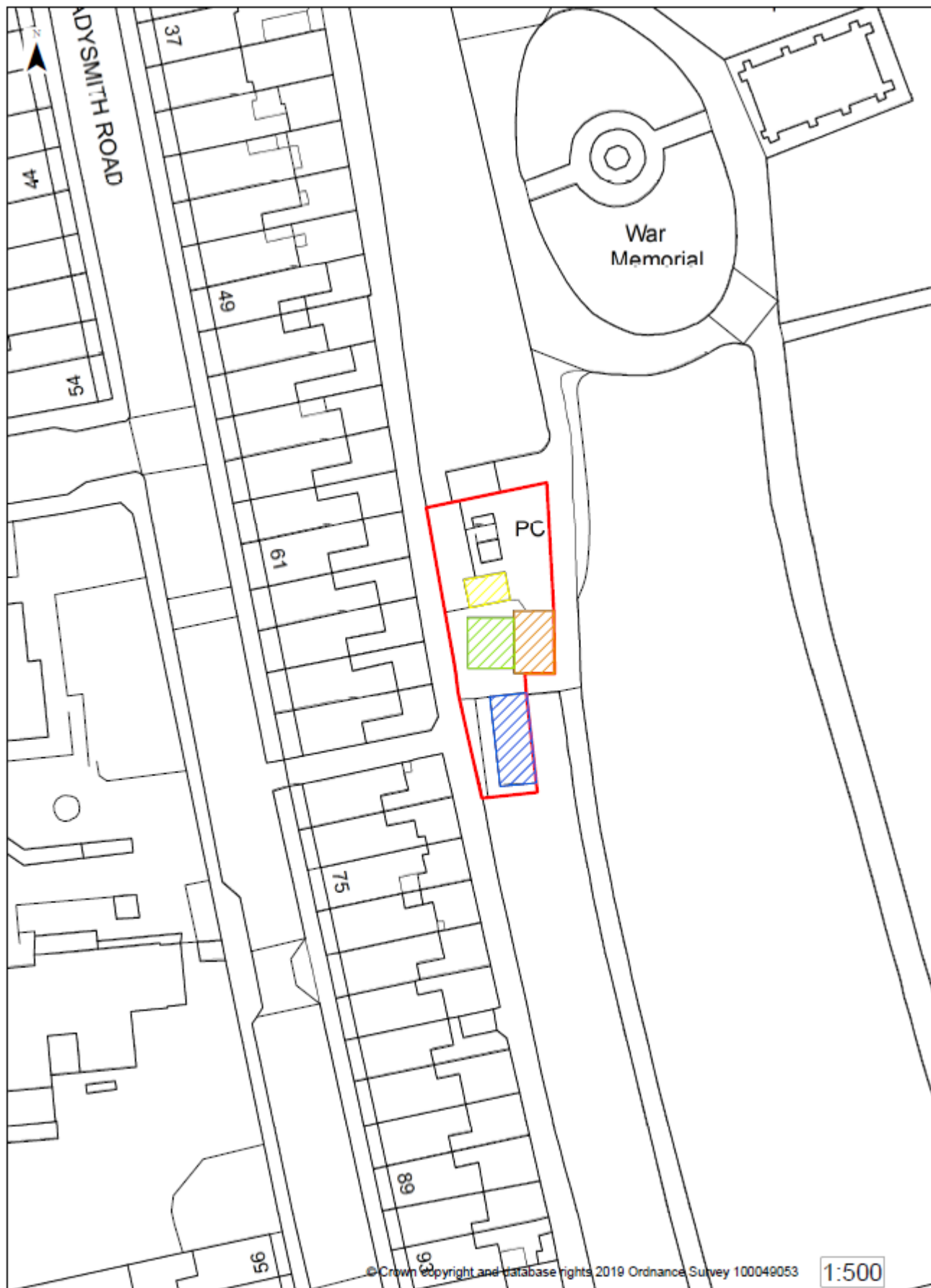
[www.exeter.gov.uk/comprop](http://www.exeter.gov.uk/comprop)

[vanessa.macdonald@exeter.gov.uk](mailto:vanessa.macdonald@exeter.gov.uk)





These particulars are believed to be accurate but are not guaranteed to be so, and form no part of any contract. Measurements are approximate and for guidance only. Applicants should make their own enquires with the relevant authority/utility provider and satisfy themselves of the accuracy of the information provided within the particulars. The Council is under no obligation to accept the highest or any other offer.



Not to scale