

TO LET

RETAIL PREMISES – A1

(SUBJECT TO CONTRACT)



89 FORE STREET EXETER EX4 3HX

£25,000 pa

Approx. 1365 sq ft (127 sq m)

Estates Services

01392 2651

www.exeter.gov.uk/comprop

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

Location	Forms part of the Exeter corn Exchange Block, at the top of Fore Street next to a busy bus stop, but close to the pedestrian way through to George Street which has on street parking facilities.
Description	A double fronted shop in a colonnaded parade
Accommodation	Total Area 127 sq m (1365 sq ft) currently laid out as retail and rear storage, Separate staff and disabled WC. Rear door to rear service area.
Use	Currently the premises have planning consent for A1 use. Applicants are advised to make relevant enquiries with Exeter City Council Planning Services contactable on (01392) 265223.
Rent	£25,000pa payable quarterly in advance.

Terms	<p>A new 5 year full repairing lease with a rolling 6 month landlord break clause after 2023.</p> <p>The Council insures the building against the usual risks and maintains the main structure of the building recharging costs on a proportionate basis.</p>
Alienation & Alterations	The Tenant must obtain the landlord's consent prior to making alterations. Under-letting is prohibited.
Security of Tenure	The Lease will be contracted out of the security provisions of sections 24-28 of the Landlord and Tenant Act 1954 Part II.
Rates	<p>We have been advised: Rateable Value: £26,000 Rates Payable 2019/20: £12766 (excluding any rate relief applicable).</p> <p>Applicants are advised to check actual amounts with Exeter City Council Business Rates contactable on (01392) 265510.</p>
EPC	An EPC certificate is available.
Legal Costs	The incoming Tenant will be responsible for the Council's legal costs of £750 in the preparation of the lease.

Viewing and
Further
Information

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

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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.