

TO LET

85 SOUTH STREET, EXETER EX1 1EQ

RETAIL PREMISES – A1



£16,500 per annum

Ground Floor Retail Approx 786 sq ft (73 sq m)

Estates Services

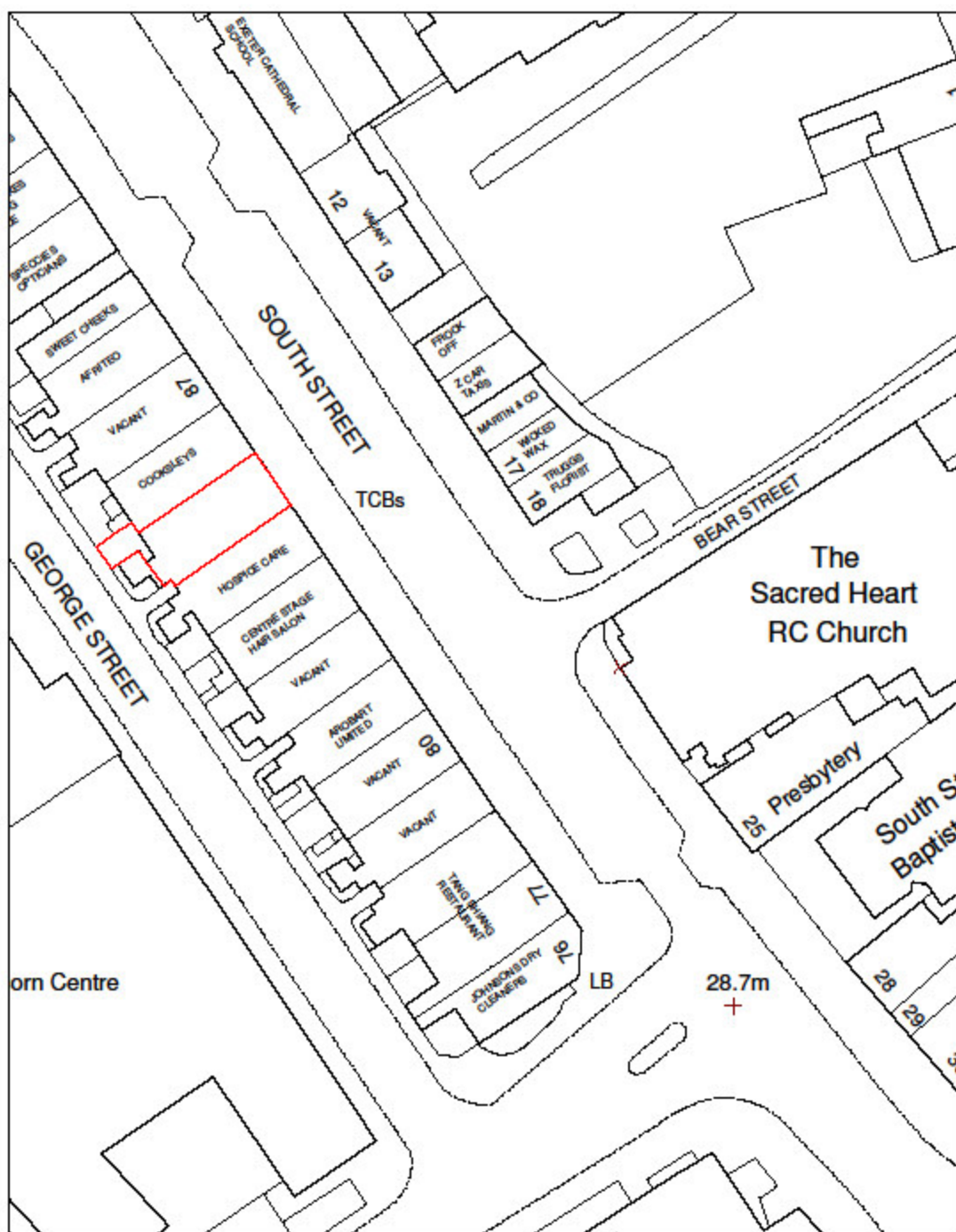
01392 265138

www.exeter.gov.uk/comprop

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

Location	Situating in a good position in South Street, with the High Street, Cathedral Yard, Fore Street, North Street and the Princesshay shopping precinct nearby, this is a popular retail area.	
Description	<p>A well maintained ground floor self contained lock up shop fitted out to a high specification with a kitchenette area, parking space, storage and toilet to the rear of the premises.</p> <p>Nearby occupiers include Johnsons the cleaners, Cooksley Estates and Letting Agents, Kentucky Fried Chicken, Ladbrokes Betting Shop and Oxfam.</p>	
Floor Area	Approximately 786sq ft (73sq m).	
Use	<p>Currently the premises have planning consent for A1 (Retail).</p> <p>Applicants are advised to make relevant enquiries with Exeter City Council Planning Services contactable on (01392) 265223</p>	
Rent	Offers are invited in the region of £16,500 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	<p>The premises are available by way of a new full repairing and insuring lease for a period to be agreed of up to 8 years.</p> <p>The rent will be reviewed on the commencement of the fourth year of the term on an upward only basis.</p> <p>The Council insures the building against the usual risks and maintains the main structure of the building. A due proportion of the costs will be recharged to the Tenant.</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:</p> <p>Rateable Value: £18,000</p> <p>Rates Payable 2019/20: £8,838</p> <p>Applicants are advised to check actual amounts with Exeter City Council Business Rates contactable on (01392) 265510.</p>	
Legal Costs	The ingoing Tenant will be responsible for the Council's legal costs in the preparation of the lease.	
EPC	An EPC certificate is available	
Viewing and Further Information	<p>Estates Services</p> <p>Exeter City Council</p> <p>Civic Centre</p> <p>Paris Street</p> <p>Exeter</p> <p>EX1 1JJ</p>	<p>Simon Yates</p> <p>01392 265138</p> <p>www.exeter.gov.uk/comprop</p> <p>simon.yates@exeter.gov.uk</p>

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.



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Exeter City Council