

UNIT SU41, PRINCESSHAY EXETER, EX1 1EU

LUNSONMITCHENALL



LOCATION

Exeter is the largest retail centre in the region of Devon. The city has a thriving student population of 28,000.

Princesshay shopping centre is located in the heart of Exeter, easily accessible by car, bus and train. With a catchment population of over 1 million, Princesshay provides 530,000 sq ft of retail and leisure space. The centre attracts wealthy ACORN groups with 74% of visitors being made up from the top 3 most affluent ACORN categories.

The unit is adjacent to **Rohan** and is in close proximity to **Neal's Yard** and **Sturridge Galleries**.

ACCOMMODATION

The unit provides the following approximate dimensions and net internal floor area:-

Ground Floor Area: 57.4 sq m 618 sq ft

RENT

Upon Application

TENURE

The unit is available by way of a new 10 year lease and subject to five yearly upward only rent reviews. The lease will include provisions for a service charge, making it effectively full repairing and insuring.

RATES

Rateable Value (2017): £39,000

Interested parties are advised to verify the current rates payable with the Local Authority.

SERVICE CHARGE

The estimated 2021/22 annual service charge is **£5,421.32 per annum**.

COSTS

Each party is to be responsible for their own legal costs.

VAT

References to price, premium or rent are deemed to be exclusive of value added tax unless expressly stated otherwise and any offer received will be deemed to be exclusive of VAT.

EPC

A certificate is available on request

VIEWING / FURTHER INFORMATION

Hayley Gisborne:
Emma Charlesworth:

hayleyg@lunson-mitchenall.co.uk
emmac@lunson-mitchenall.co.uk

020 7478 4969
020 7478 4964

Subject to Contract – April 2021

LEASING / INVESTMENT / LONDON / RETAILER REPRESENTATION / CATERING & LEISURE / RESEARCH / LEASE ADVISORY / SHOPPING CENTRE DEVELOPMENT

020 7478 4950

LUNSON-MITCHENALL.CO.UK

UNIT SU41, PRINCESSHAY EXETER, EX1 1EU

LUNSONMITCHENALL



IMPORTANT
Lunson Mitchenall Ltd. give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on these as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Lunson Mitchenall Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

020 7478 4950

LUNSON-MITCHENALL.CO.UK