

UNIT SU6, 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 located in a prominent location adjacent to **Tiger**. Other nearby retailers include **Hollister** and **AllSaints**.

ACCOMMODATION

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

Internal Width:	7.3 m	23 ft 9 ins
Shop Depth:	14.3 m	46 ft 9 ins
Ground Floor Area:	98.75 sq m	1,063 sq ft

There is additional space in the basement if required.

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): £111,000

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

SERVICE CHARGE

The estimated 2021/2022 annual service charge is **£8,642.07 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

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Subject to Contract – April 2021

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

020 7478 4950

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