

UNIT SU8, 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 prime location adjacent to **Schuh**, and **Beaverbrooks** with close by retailers including **Apple**, **Superdry** and **Hollister**.

ACCOMMODATION

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

Internal Width:	6.73 m	22 ft 11 ins
Shop Depth	31.42 m	103 ft 10 ins
Ground Floor Area:	2,686 sq m	2,893 sq ft
First Floor Area:	268 sq m	2,894 sq ft

RENT

Rental offers are sought in the region of **£260,000 per annum** exclusive of service charge, insurance, rates and VAT, payable quarterly in advance

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 (2010): £168,000

Rateable Value (2017): £213,000

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

SERVICE CHARGE

The estimated 2019 annual service charge is **£46,138.87 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.

AVAILABILITY

Subject to Vacant Possession.

EPC

A certificate is available on request.

VIEWING / FURTHER INFORMATION

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Subject to Contract - November 2019

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

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