

UNIT SU35, PARIS STREET, 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.

SU35 is located on Paris Street in close proximity to **Zara, Next** and the **bus station**.

ACCOMMODATION

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

Internal Width:	14.39 m	47 ft 3 ins
Ground Floor Area:	74 sq m	792 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): £36,750

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

SERVICE CHARGE

The estimated 2021/22 annual service charge is **£6,379.41 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:

hayleyg@lunson-mitchenall.co.uk

020 7478 4969

Emma Charlesworth:

emmac@lunson-mitchenall.co.uk

020 7478 4964

Subject to Contract – April 2021

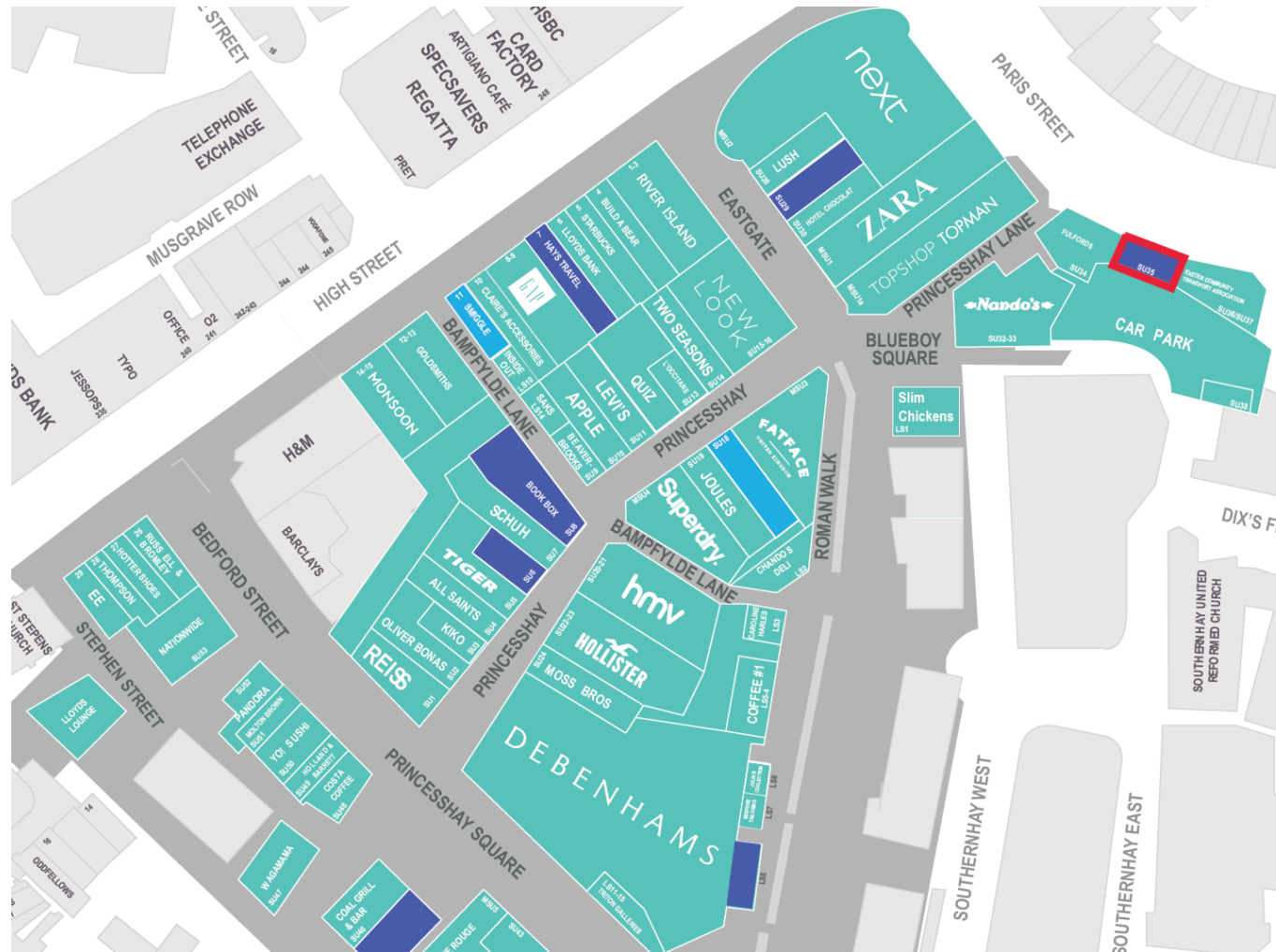
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