



**Exeter City Council**

# **TO LET**

**RETAIL PREMISES – A1**

**(SUBJECT TO CONTRACT)**



**29a - 30 SOUTH STREET EXETER CITY CENTRE**

**£19,850 pax**

**Approx 1000 sq ft (92.94 sq m)**

**Estates Services**

**01392 265133**

**[www.exeter.gov.uk/comprop](http://www.exeter.gov.uk/comprop)**

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

**Location** The premises are located within Exeter City Centre. The lower end of South Street en-route from two public car parks to the High Street

**Description** Self-contained ground floor lock up shop consists of two shops in one with a large 2m opening between the two. 29a has a rear store and access to a secure service yard at the rear. 30 has a store, WC and Staffroom also with access to the service yard which leads onto Palace Gate. Nearby occupiers include La Bella Bridal, Spectrum Hair Design, Real India Restaurant, Caramello Restaurant, The White Hart Hotel.

**Accommodation** Approximately 1000 sq ft (92.94 sq m). Net Frontage 28 ft (8.62 m)

<b>Description</b>	<b>Area sq m</b>	<b>Area sq ft</b>
29a Sales Area	27.16	292
29a Store	4.96	53
30 Sales Area	52.99	570
30 Storage/Staffroom	7.83	84
<b>Total</b>	<b>92.94</b>	<b>1000</b>

**Use** Currently the premises have planning consent for A1/2 use. Applicants are advised to make relevant enquiries with Exeter City Council Planning Services contactable on (01392) 265223.

**Rent** Offers are invited in the region of £19,850 per annum exclusive of VAT (which is not currently payable), insurance and all other outgoings and payable quarterly in advance on the usual English quarter days.

**Terms** A new Full Repairing and Insuring Lease for a period to be agreed of up to 8 years with upwards only rent reviews at 4 yearly intervals throughout the Term.

The Council is responsible for undertaking structural repairs, the cost of these will be charged to the Tenant. 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.

**Alienation & Alterations** The Tenant must obtain the landlord's consent prior to making alterations. Assignment of the whole is permitted, but 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** We have been advised:  
Rateable Value: £17,000  
Rates Payable 2016/17: £8,449.00 (excluding any rate relief applicable).

Applicants are advised to check actual amounts with Exeter City Council Business Rates contactable on (01392) 265510.

**Legal Costs** The incoming Tenant will be responsible for the Council's legal costs in the preparation of the lease.

**EPC** Attached.

**Viewing and Further Information**

Estates Services  
Exeter City Council  
Civic Centre  
Paris Street  
Exeter  
EX1 1JJ

Simon Yates  
01392 265138  
[www.exeter.gov.uk/compropestates@exeter.gov.uk](mailto:www.exeter.gov.uk/compropestates@exeter.gov.uk)

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.

# Energy Performance Certificate

## Non-Domestic Building



29a-30 South Street  
EXETER  
EX1 1EB

**Certificate Reference Number:**  
0010-4919-0396-5930-1074

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

◀ **79**

This is how energy efficient the building is,

### Technical Information

**Main heating fuel:** Grid Supplied Electricity  
**Building environment:** Heating and Natural Ventilation  
**Total useful floor area (m<sup>2</sup>):** 98  
**Building complexity (NOS level):** 3  
**Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>):** 134.34

### Benchmarks

Buildings similar to this one could have ratings as follows:

**21** If newly built

**63** If typical of the existing stock

### Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.