



**Exeter City Council**

# **TO LET**

**GROUND & FIRST FLOOR COMMERCIAL PREMISES  
WITH EXTERNAL STORE & YARD**

**(SUBJECT TO CONTRACT)**



**1A HAMLIN LANE, EXETER  
EX1 2SY**

**3,500 SQFT (325 SQ M) OVERALL**

**ESTATES SERVICES  
01392 265122**

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

**Location:** The premises (edged red on the attached plan) are situated at Hamlin Lane between the Polsloe Bridge Railway Station and the playing fields, just off Pinhoe Road. Approximately 1.5 miles from the City Centre.

**Accommodation:** The premises comprises a two storey building of brick wall and concrete flat roof construction, a store of brick walls and pitched corrugated roof construction and a yard with brick/block walls. There is also a service yard providing parking. The accommodation is summarised below:-

Description	Size: Gross Internal Area (GIA)	Colour on plan
Ground floor Lock up workshop of brick construction	1200 sqft (111.5 sqm)	Hatched blue
First floor lock up workshop of brick construction	986 sqft (90.3 sqm)	Hatched blue
Open yard with brick & block walls	836 sqft (77.7 sqm)	Shaded yellow
Brick built store	435 sqft (40.41 sqm)	Shaded Green

**Viewing:** Strictly by appointment only.  
Please contact: **Simon Yates 01392 265138**

**Summary of main Lease Terms: (Subject to Contract)**

The City Council wishes to let the whole of these premises on the following brief terms and conditions:

**Term:** A new Full Repairing and Insuring Lease for a period to be agreed with upwards only rent reviews at 4 yearly intervals throughout the Term. The term is required to be a minimum of four years.

**Rent:** Offers are invited in the region of £13,000 per annum exclusive of VAT (which is not currently payable), business rates, insurance and all other outgoings and payable quarterly in advance on the English quarter days.

**LL&T 1954:** All lettings to be contracted out of the provisions of the Landlord and Tenant Act 1954 Part II

**Use:** The premises have planning consent for uses within B1 of the Use Classes Order 2005 (As Amended). Other uses would be considered subject to the applicant obtaining any necessary planning consent.  
Applicants are advised to make relevant enquiries with Exeter City Council Planning Services contactable on (01392) 265223

**Repairs:** The Tenant would be responsible for all internal and external repairs and decorations to the premises and be responsible for the of maintenance of the open yard and brick store

**Alterations:** The Tenant must obtain the Landlord's consent prior to making alterations.

**Insurance:** The Landlord will insure the structure of the premises and backcharge to the tenant the premium. The Tenant will be responsible for insuring the plate glass windows and must hold public liability insurance.

**Alienation:** Assignment of the whole is permitted, but under-letting is prohibited.

**Legal Costs:** The Tenant will pay the Council's reasonable legal costs in preparing the lease and any stamp duty payable on the lease.

**EPC:** An Energy Performance Certificate has been requested on this property and further details are available on request.

**Rates:**

Applicants should make their own enquiries with the local authority, however the Council's business rates department have advised the following:-

Description	Rateable Value	Rates Payable 2015/2016
Ground floor	£4,423	£2,180.54
First floor	£2,042	£1,006.70
Yard	£550	£271
Store	£952	£469.34

(Small Business Rates Relief may be eligible subject to status)

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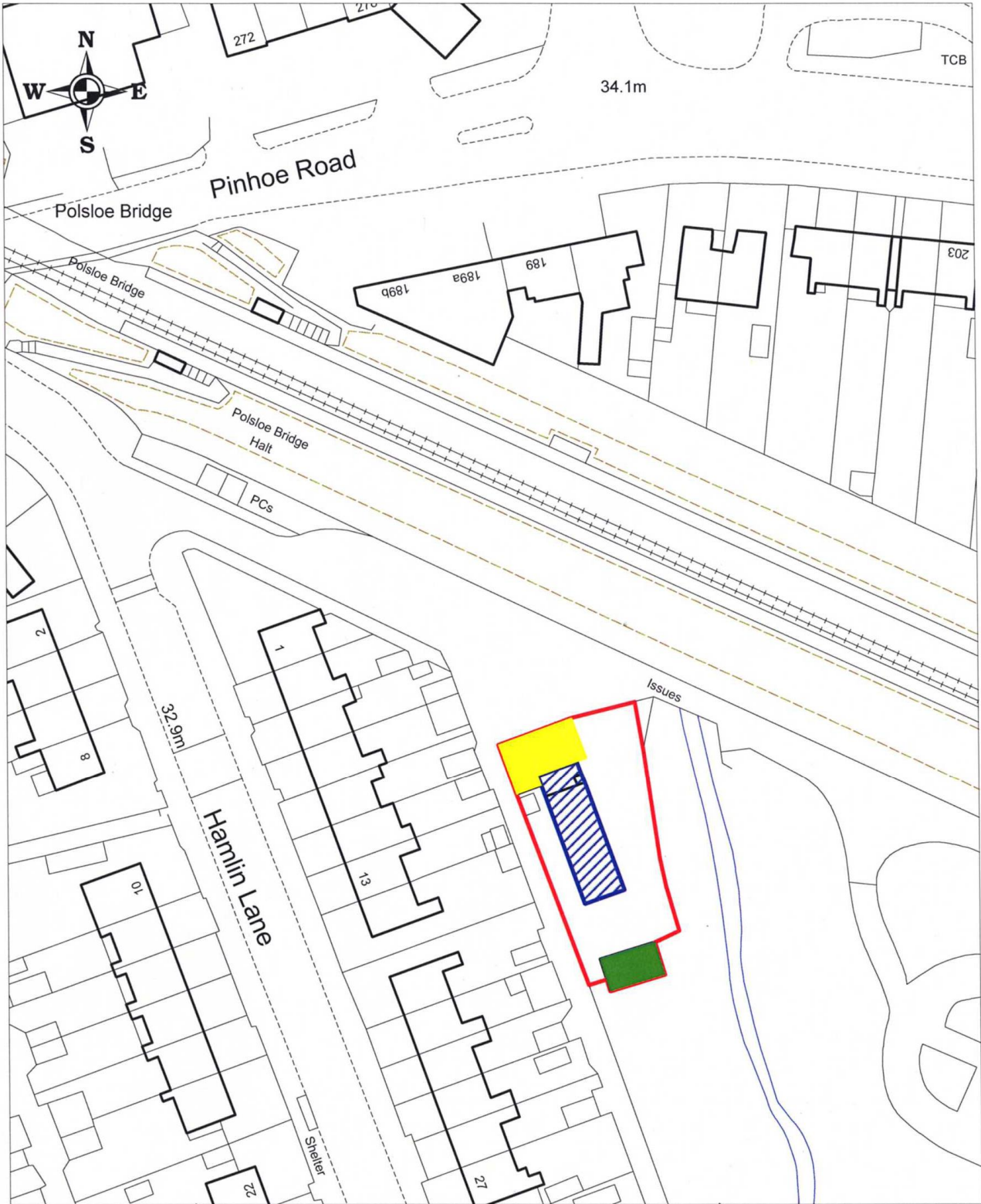
**Contact  
Details:**

**Simon Yates**  
Tel. No. 01392 265138  
Fax No. 01392 265495  
e-mail: [simon.yates@exeter.gov.uk](mailto:simon.yates@exeter.gov.uk)  
**Estates Services**  
**Exeter City Council**  
**Civic Centre**  
**Paris Street**  
**Exeter EX1 1JN**

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This information is available in other formats including large print or tape from 01392 265162.

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. The Council is under no obligation to accept the highest or any other offer.



Scale 1: 750

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Premises at 1A Hamlin Lane, Exeter

