



Exeter City Council

TO LET

**FORMER RESTAURANT PREMISES
ALSO SUITABLE FOR OFFICE OR RETAIL USE
(SUBJECT TO PLANNING)**

(SUBJECT TO CONTRACT)



36/37 SOUTH STREET EXETER CITY CENTRE

£17900 pax

Approx 1300 sq ft (116 sq m)

Estates Services

01392 265133

www.exeter.gov.uk/comprop

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

Location The premises are located within Exeter City Centre opposite the historic White Hart Inn at the lower end of South Street. This is en-route from two public car parks to the High Street and near the business quarter of Southernhay.

Description Self-contained ground floor former restaurant currently laid out with seating areas, bar and bar storeroom, kitchen and separate Ladies and Gents toilet. There is also a good sized kitchen/preparation room. A single garage to the rear provides additional storage.

Accommodation

Description	Area sq m	Area sq ft
Dining & Bar Area	89.1	959
Bar Store	5.2	56
Kitchen	22.0	306
Total	116.3	1321

Use Currently the premises have planning consent for A3 use. Applicants are advised to make relevant enquiries with Exeter City Council Planning Services contactable on (01392) 265223.

Rent £17900 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 8 years with an upwards only rent review at year 4.

The Council is responsible for undertaking structural repairs, but the cost of these will be re 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 cost 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: £20,000
Rates Payable 2017/18: £ 9320 (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 ingoing 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

Sam Partridge
01392 265133

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



Cohiba Restaurant
36-37 South Street
EXETER
EX1 1ED

Certificate Reference Number:
9200-3092-0351-6250-2070

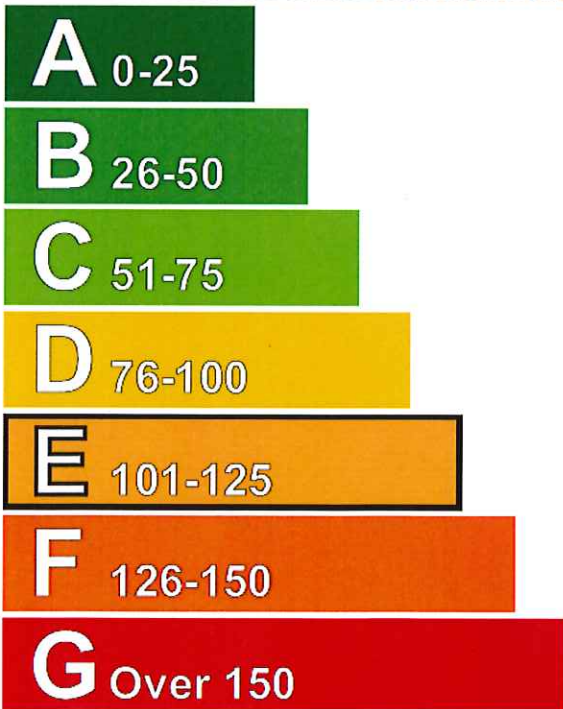
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for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

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions



◀ 107 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Air Conditioning
Total useful floor area (m²): 136
Building complexity (NOS level): 4

Benchmarks

Buildings similar to this one could have ratings as follows:

53 If newly built

93 If typical of the existing stock

Administrative information

This is an Energy Performance Certificate as defined in SI2007:991 as amended

Assessment Software: iSBEM v3.4.a using calculation engine SBEM v3.4.a

Property Reference: 375922560000

Assessor Name: Ian John Scott

Assessor Number: LCEA094323

Accreditation Scheme: CIBSE Certification Ltd

Employer/Trading Name: Engineering Design Practice

Employer/Trading Address: Unit 1 , Pinbrook Ind. Est., Chancel Lane, Pinhoe, EXETER, EX4 8JU

Issue Date: 22 Oct 2009

Valid Until: 21 Oct 2019 (unless superseded by a later certificate)

Related Party Disclosure:

Recommendations for improving the property are contained in Report Reference Number: 0367-4050-0915-0290-2221

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit www.carbontrust.co.uk or call us on **0800 085 2005**