



**Exeter City Council**

# **TO LET**

**RETAIL PREMISES – A1**

**(SUBJECT TO CONTRACT)**



**PARIS STREET NEWS, PARIS STREET, EXETER, EX1 2JX**

**£950 per month**

**Approx. 430 sq ft (40 sq m)**

**Estates Services**

**01392 265138**

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

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

Location	Located on the corner of Bampfylde Street and Paris Street, adjacent to the Exeter Bus and Coach station the property is within a few hundred meters of Princesshay Shopping Centre. The shop benefits from a high pedestrian flow to and from the bus station.
Description	The shop benefits from high visibility from passing traffic on Paris St. with two fronts. The single storey unit is part of the bus station and bus station café complex.
Accommodation	Retail Area 38.7 sq m (416 sq ft), Storage 7.78 sq m (84 sq ft) Shop front width south facing 4 m (13 ft) Shop front west facing 4.42 m (14.5 ft). Height of store 4.3 m. There is also a small rear yard shared with the café.
Use	Currently the premises have planning consent for A1 use. Applicants are advised to make relevant enquiries with Exeter City Council Planning Services contactable on (01392) 265223.
Rent	£950 / month payable in advance.
Terms	We can offer flexible short term lease of an initial six months.  The Council insures the building against the usual risks and maintains the main structure of the building.
Alienation & Alterations	The Tenant must obtain the landlord's consent prior to making alterations. 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: £6,700 Rates Payable 2017/18: £3,122.20 (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 of £500 in the preparation of the lease.

Viewing and Further Information

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

Simon Yates

01392 265138

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

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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.