



To let

Unit 21, Harlequins Shopping Centre, Paul Street, Exeter, Devon, EX4 3TT

Prominent retail unit within the Harlequin Shopping Centre
in the heart of Exeter city centre

Immediately available

Viewing by prior appointment with
Damian Cook MRICS

(01392) 202203

damian@sccexeter.co.uk

Ground floor sales: 1,125 sq ft / 105 sq m
Basement storage: 371 sq ft / 34 sq m

First floor: 513 sq ft / 48 sq m
Second floor: 281 sq ft / 26 sq m

Rent: £25,000 p.a.x.

strattoncrebercommercial.co.uk

Location

The premises are located in a prominent position within the established Harlequins Shopping Centre within the heart of Exeter city centre close to the High Street and Guildhall Shopping Centre. Occupiers within the centre include HQ Hair and Beauty, Streamers, Jonathan Hawkes, Shakeaway, Multiyork Furniture, Chime, Dukes of Exeter and Poundland.

The High street, Princesshay, city centre car parks and Exeter Central railway station are all within close proximity, as is the cultural quarter with the Central Library, Royal Albert Museum and Phoenix Art Centre.

Queen Street is a busy thoroughfare to the High Street for shoppers, commuters and Exeter College and University students.

Accommodation & Description

The shop is well presented and benefits from air conditioning, a wooden floor and spotlights.

Ground Floor

Internal width: 29'6" / 9m
Shop depth: 42'1" / 12.83m
Ground floor sales: 1,125 sq ft / 105 sq m

Basement

Store E12: 254 sq ft / 24 sq m
Store: E13: 117 sq ft / 10 sq m

First Floor

Office/Storage: 513 sq ft / 48 sq m

Second Floor

Storage: 281 sq ft / 26 sq m

Lease terms

The premises are available for a term to be agreed on an effectively full repairing and insuring basis, via a service charge. The service charge is estimated to be £11,280 plus VAT for the current year.

Rent

£25,000 per annum exclusive.

Rateable Value

We are informed by the Valuation Office Agency website of the following assessment:-

Rateable Value: £20,250
Rates payable 2017/18 (approx): £9,801

Energy Performance Certificate (EPC)

An EPC has been produced and the rating is C.

VAT

VAT is applicable to the rent and service charge.

Legal Costs

Each party is to be responsible for their own legal costs in the transaction.

Tenants Deposit

A 3 month rent deposit may be applicable subject to tenant's status.

Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial
20 Southernhay West, Exeter, EX1 1 PR

Contact: Damian Cook MRICS
Tel: (01392) 202203
Email: damian@sccexeter.co.uk

OR

Macarthur Wilson
Dean House, 94 Whiteladies Road, Clifton, Bristol, BS8 2QX

Contact: Richard Biggs
Tel: 0117 908 3350
Email: reb@macarthurwilson.com



Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:-

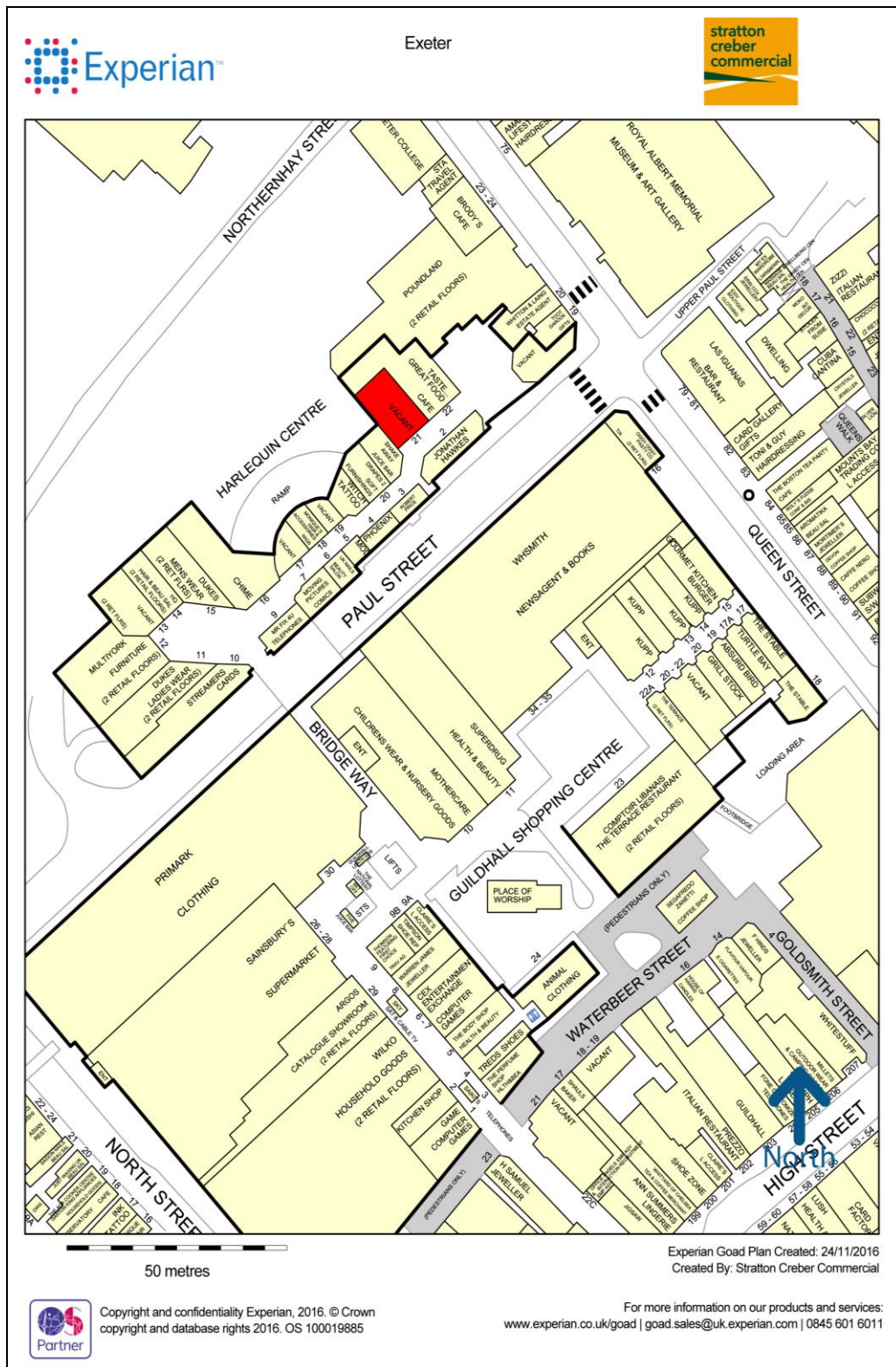
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- iii. No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.

Exeter Office

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E: info@sccexeter.co.uk



STORE ON FIRST FLOOR



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