



# To let

## 1 Guinea Street, Exeter, Devon, EX1 1BS

Large retail unit in central location

A1 (Retail) and D2 (Assembly & Leisure) planning consent

Approx: 1,887 sq ft / 174.8 sq m

Rent: £15,000 per annum

New lease immediately available

Viewing by prior appointment with  
Damian Cook / Zach Maiden

**(01392) 202203**

[damian@sccexeter.co.uk](mailto:damian@sccexeter.co.uk)

[zach@sccexeter.co.uk](mailto:zach@sccexeter.co.uk)

## Location

The property is located in a secondary retail area in the heart of Exeter city centre behind South Street and Fore Street and close to the High Street. Nearby occupiers include Burwood lighting, Exeter Snooker Hall, Buffet City and Market Carpets. There is also a modern residential block of flats in close proximity to the premises.

## Description

The property comprises a large lock up shop with a mainly undisturbed sales area with storage and w/c facilities to the rear. The property benefits from lino flooring, suspended ceiling and spot lighting with security and fire alarm system throughout. There is also 3 phase electricity at the property.

## Planning

We understand from the Exeter City Council planning portal that the property currently has planning for A1 (Retail) and D2 (assembly and leisure) use.

## Accommodation

The property provides the following dimensions and floor areas:-

Max Width:	34'1" (10.40 m)
Max Length:	72'12" (22.24 m)
Sales area:	1,723 sq ft (160.1 sq m)
Store/staff facilities:	86 sq ft (8.01 sq m)
<b>Overall:</b>	<b>1,887 sq ft (174.8 sq m)</b>

## Lease Terms

The property is available on a proportional full repairing and insuring basis subject to a service charge for a term to be agreed at an asking rental of **£15,000 per annum**.

## Rateable Value

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

Rateable Value:	£15,251.00
Rates Payable 2015/16:	£7,320.48

## Service Charge

The service charge is currently £500 per annum.

## Energy Performance Certificate (EPC)

An EPC has been produced and the rating is C. A copy is available upon request.

## VAT

VAT is not applicable to the rent and service charge.

## Legal Costs

Each party to bear their own legal costs incurred in the transaction.

## Viewing & Further information

Strictly by appointment through the sole agents:

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

Contact: Damian Cook / Zach Maiden  
Tel: (01392) 202203  
Email: [damian@sccexeter.co.uk](mailto:damian@sccexeter.co.uk)  
[zach@sccexeter.co.uk](mailto:zach@sccexeter.co.uk)



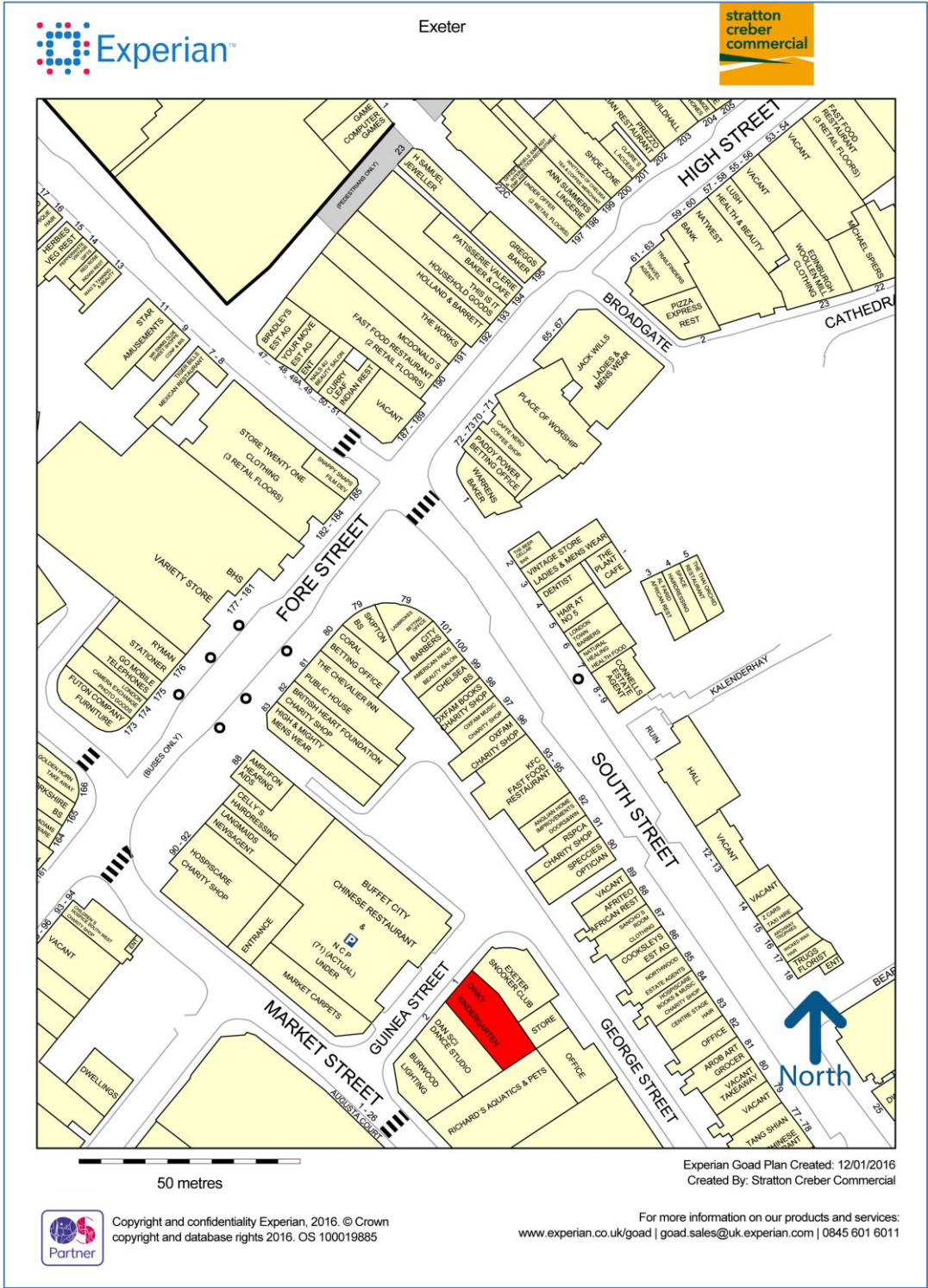
Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them;
- 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

20 Southernhay West, Exeter, EX1 1PR  
T: (01392) 202203  
F: (01392) 203091  
E: [info@sccexeter.co.uk](mailto:info@sccexeter.co.uk)





**Exeter Office**  
20 Southernhay West, Exeter, EX1 1PR  
T: (01392) 202203  
F: (01392) 203091  
E: [info@sccexeter.co.uk](mailto:info@sccexeter.co.uk)

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

- iii. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;
- iv. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them;
- 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.