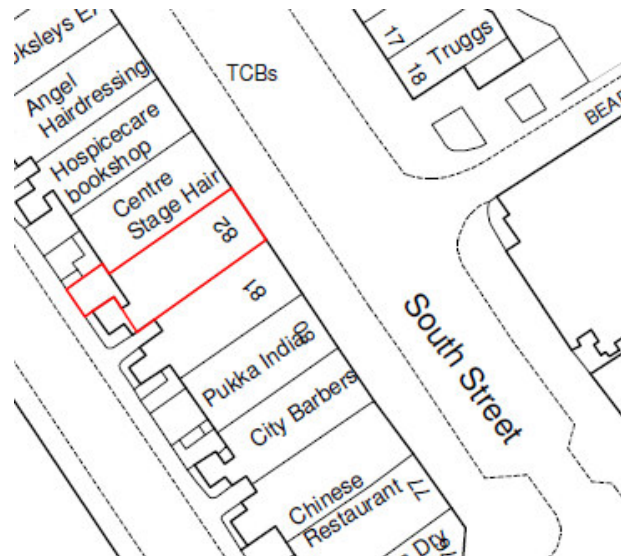




Exeter City Council

TO LET
SUBJECT TO CONTRACT

RETAIL PREMISES – A1/A2



Crown Copyright - Licence 100049053

82 SOUTH STREET, EXETER EX1 1EQ

£18,850 pax

71.69 sqm (771.67 sqft)

Estates Services
01392 265138
www.exeter.gov.uk/comprop

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

July 2012

Location:	The premises are situated in South Street being a good trading position in the City Centre of Exeter close to the High Street. Nearby occupiers include Oxfam, Shauls Bakery, Chelsea Building Society, numerous Estate Agents and other national and local independent retailers																			
Description:	Self contained ground floor lock up shop currently arranged as a retail area, two office areas, staff facilities and WC. There is rear access and car parking space from George Street.																			
Floor Areas:	The accommodation is currently arranged as follows:- <table><tr><th>Description</th><th>SQM</th><th>SQFT</th></tr><tr><td>Sales area</td><td>46.02</td><td>495.36</td></tr><tr><td>Office/sales area</td><td>11.26</td><td>121.20</td></tr><tr><td>Office/sales/store area</td><td>6.90</td><td>74.27</td></tr><tr><td>Staff Facilities</td><td>7.53</td><td>81.05</td></tr><tr><td>Total approximately</td><td>71.71</td><td>771.88</td></tr></table>		Description	SQM	SQFT	Sales area	46.02	495.36	Office/sales area	11.26	121.20	Office/sales/store area	6.90	74.27	Staff Facilities	7.53	81.05	Total approximately	71.71	771.88
Description	SQM	SQFT																		
Sales area	46.02	495.36																		
Office/sales area	11.26	121.20																		
Office/sales/store area	6.90	74.27																		
Staff Facilities	7.53	81.05																		
Total approximately	71.71	771.88																		
Use:	Currently the premises have planning consent for A1 (Retail) and A2 (Financial and Professional Services) under Town and Country Planning (Use Classes) Order 1987 Interested parties are advised to make relevant enquiries with Exeter City Council Planning Services contactable on (01392) 265223																			
Rent:	Offers are invited in the region of £18,850 per annum exclusive of VAT, business rates, insurance and all other outgoings. Rent is payable quarterly in advance on the usual quarter days. The Premises are not currently elected for VAT purposes																			
Terms:	A new Full Repairing and Insuring Lease of up to 12 years with upwards only rent reviews at appropriate intervals throughout the Term. The Council insures the building against the usual risks and maintains the main structure of the building. A due proportion of the costs will be recharged to the Tenant.																			
L&T Act 1954 Pt II:	The Lease will be benefit from the security provisions of the Landlord and Tenant Act 1954 Part II.																			
Rates:	We have been advised:- Rateable Value: £18,750 Rates Payable 2012/13: £8,587.50	Applicant are advised to check actual amounts with Exeter City Council Business Rates contactable on (01392) 265559 and/or Valuation Office Agency contactable on 03000 501501 or www.voa.gov.uk																		
Legal Costs	The ingoing Tenant will be responsible for the Council's Legal costs in the preparation of the lease																			
EPC	An Energy Performance Certificate is attached to these particulars and a full copy of the certificate and report is available or can be downloaded from www.exeter.gov.uk/comprop																			
<div>Further information is available from:- Estates Services Exeter City Council Civic Centre Paris Street Exeter EX1 1JJ Tel: (01392) 265138 www.exeter.gov.uk/comprop estates@exeter.gov.uk</div> <div>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 All applicants should refer to the Code of Leasing Business Premises 2007 (www.leasingbusinesspremises.co.uk). The Code is voluntary and Exeter City Council where practicable will seek to offer code compliant leases. The Code strongly recommends prospective tenants to seek professional advice from a qualified surveyor and a lawyer when negotiating a business tenancy</div>																				

Energy Performance Certificate

Non-Domestic Building



82 South Street
EXETER
EX1 1EQ

Certificate Reference Number:
0298-9143-4530-6800-9203

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

A 0-25

B 26-50

C 51-75

D 76-100

◀ **85**

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	81
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	90.97

Benchmarks

Buildings similar to this one could have rating as follows:

31 If newly built

83 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.