



Exeter City Council

**TO LET
SUBJECT TO CONTRACT**

RETAIL PREMISES – A1



**143 SIDWELL STREET, EXETER
£22,000 pax**

APPROX 675 sq ft (62.7sqm)

Estates Services

(01392) 265138

www.exeter.gov.uk/comprop

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

Location	Situated in a good position in Sidwell Street, with John Lewis, the High Street and Princesshay shopping precinct nearby, this is a popular retail area.
Description	<p>A ground floor self contained lock up shop benefiting from a useful return frontage.</p> <p>Nearby occupiers include, Cancer Research UK, Swinton, The Co-operative Food, Dominos Pizza, Subway and Lloyds Pharmacy</p>
Floor Area	Approximately 675sq ft (62.7 sq m)
Use	<p>Currently the premises have planning consent for A1 (Retail).</p> <p>Applicants are advised to make relevant enquiries with Exeter City Council Planning Services contactable on (01392) 265223</p>
Rent	Offers are invited in the region of £22 000 per annum exclusive of VAT (which is not currently payable), insurance and all other outgoings and payable quarterly in advance on the usual quarter days
Terms	<p>A new effective Full Repairing and Insuring Lease for a period to be agreed of up to 12 years with upwards only rent reviews at 4 yearly intervals throughout the Term.</p> <p>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</p>
L &T Act 1954 Pt II	The Lease will benefit from the security provisions of Landlord and Tenant Act 1954 Part II
Rates	<p>We have been advised:- Rateable Value: £ 16,750 Rates Payable 2013/14: £ 7,738.50</p> <p>Applicants 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</p>
Legal Costs	The ingoing Tenant will be responsible for the Council's Legal costs in the preparation of the lease
EPC	An EPC certificate is attached to these details
Viewing and Further Information	<p>Estates Services Exeter City Council Civic Centre Paris Street Exeter EX1 1JJ Lionah Kawonza (01392) 265138 www.exeter.gov.uk/comprop estates@exeter.gov.uk</p>

