



LOCATION

The Guildhall Shopping Centre is located in the heart of Exeter City Centre, comprising 287,000 sq ft of retail space over two trading levels, with a 450 space integral car park, and attracting over 200,000 persons per week.

The subject premises are situated in a prominent location fronting onto Queen Street, and near to national occupiers including **Marks & Spencer, Tesco Metro, Caffè Nero, Subway** and **Bella Italia**.

ACCOMMODATION

The premises are arranged over ground and first floor levels, and provide the following approximate dimensions and net internal floor areas:-

| | | |
|-----------------------|-----------|-----------|
| Shop Width | 9.07 m | 29'9" |
| Shop Depth | 8.96 m | 29'5" |
| Net Frontage | 7.66 m | 25'2" |
| Ground Floor Sales | 67.5 sq m | 727 sq ft |
| First Floor Ancillary | 70.6 sq m | 760 sq ft |

LEASE

The premises are available by way of a new lease on an effectively full repairing and insuring basis via service charge.

RENT

Upon application.

SERVICE CHARGE

The service charge currently payable is £7,248.97 per annum exclusive.

RATING ASSESSMENT

We understand from the Valuation Office website that the premises are assessed for rating purposes as follows:-

EXETER

Unit 18, The Guildhall
Shopping Centre, EX4 3HP

PRIME SHOP TO LET

Rateable Value £25,750
Rates Payable (UBR 2012/13 at £0.458) £11,794

Interested parties are advised to make their own enquiries of the Local Billing Authority to ascertain the exact rates payable.

LEGAL COSTS

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

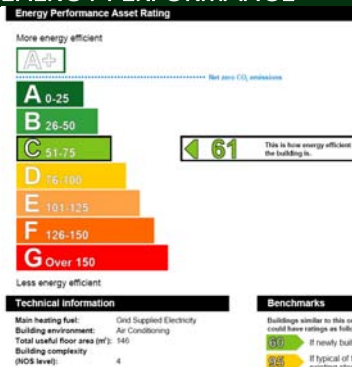
FURTHER INFORMATION

For further information or to arrange an appointment to inspect please contact:-

Mark Wilson: mrw@macarthurwilson.com
Anthony Walker: aw@macarthurwilson.com
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Or our joint agents:
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ENERGY PERFORMANCE



Regulated by the RICS

Subject to Contract





SPECIAL CONDITIONS

It is important to note that in most instances staff are unaware of impending disposals and therefore any viewings should be arranged through agents, Macarthur Wilson.

PROPERTY MISDESCRIPTIONS ACT 1991. MISREPRESENTATION ACT 1967

MACARTHUR WILSON for themselves and for Vendors or Lessors whose agent they are, give notice that:

1. the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or contract;
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