



Turner Locker
Commercial Property Consultants

ON THE INSTRUCTIONS OF



EXETER
11 PARIS STREET
EX1 2JB



GROUND FLOOR SALES: 70 sq m (753 sq ft)
1st FLOOR SALES/STORAGE: 39 sq m (419 sq ft)
2nd FLOOR STAFF: 9 sq m (97 sq ft)

TO LET
A1-RETAIL PLANNING CONSENT

LOCATION AND DESCRIPTION

The premises are situated down from the junction of High Street, Paris Street & Sidwell Street, and directly opposite the Land Securities –‘Princesshay’ shopping and leisure development, with more than 60 shops, 7 restaurants and over 500 parking spaces. www.princesshay.com.

This unit is available from February 2010.

Adjacent occupiers include:



Paris Street is the main pedestrian route from the Bus/Coach Station and the office centre of Southernhay is also in close proximity.

ACCOMMODATION (with approximate dimensions)

The premises are arranged on three floors with additional rear door providing loading access.

Shop Frontage		5.48 m
Built Depth		16.2 m
Internal Width (5.04 at front - 4.07 at rear)	Average;	4.55 m
Ground Floor Sales	Net;	70 sq m
First Floor Ancillary		39 sq m
Second Floor Staff/cloakrooms/storage		9 sq m

PROPOSAL

The property is offered on a new lease of full repairing and insuring terms at a commencing rental of £22,000 pa.

The lease will be excluded from the security of tenure provision of the L & T Act, and will be subject to a mutual break clause on 3 months notice at any time after Dec 2013.

BUSINESS RATES; From VOA Website as follows
Rateable Value - £23,000 (Apr 2010)
Payable Approx £9,568 to be confirmed March 2010.
A1 RETAIL (NON FOOD) PLANNING USE

VIEWING

11 Paris Street, Exeter



T 01392 201 202
F 01392 20 20 44

www.turner-locker.co.uk

Fao Mark Turner

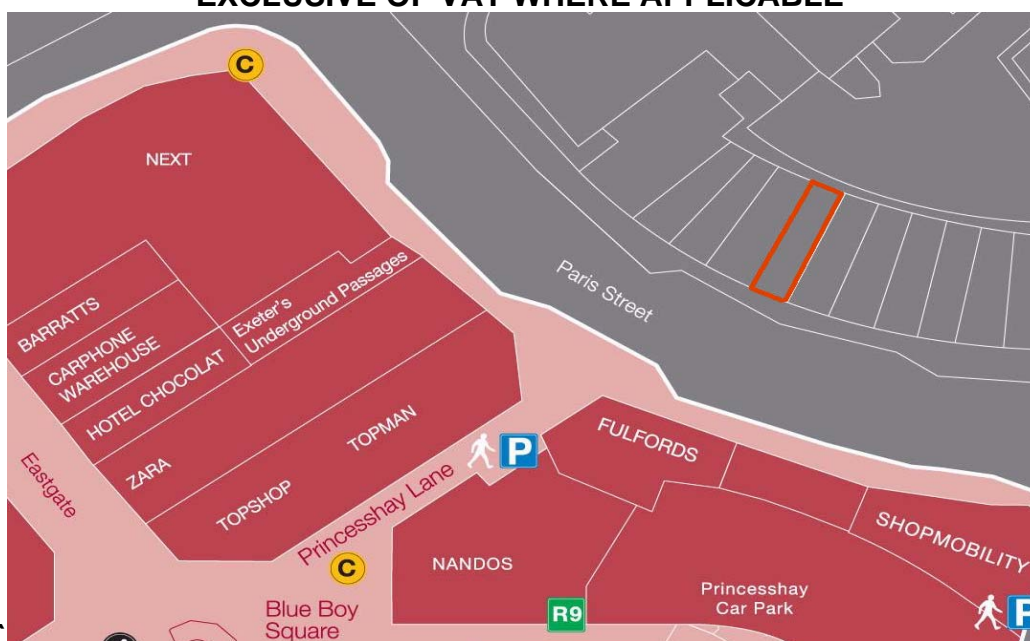
T 01392 353080

www.alderking.com

fao
Dominic Rosenbaum



**SUBJECT TO CONTRACT
EXCLUSIVE OF VAT WHERE APPLICABLE**



Land Securities Group PLC gives notice as follows:-

The Agents and Vendor take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the agents firm have no authority to make any representation or warranty in relation to the property.

The Land Securities Group of Companies supports the aims and objectives of the Code of Practice on Commercial Leases in England and Wales. The Code strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a Business Tenancy Agreement. A copy of the Code can be obtained from the Policy Unit, Royal Institution of Chartered Surveyors, 12 Great George Street, Parliament Square, London SW1P 3AD; Tel: 020 7695 1535; Fax: 020 7334 3795 or alternatively from their website: www.commercialleasecodeew.co.uk.