



Turner Locker
Commercial Property Consultants

EXETER

31 SIDWELL STREET



On the instructions of Land Securities

Retail Sales 249.3 SQ M (2684 SQ FT)

TO LET

LOCATION AND DESCRIPTION

The property comprises a prominent corner shop located in a good secondary location close to Exeter High Street and the new Princesshay development. Sidwell Street is an established shopping area with strong footfall. Neighbouring occupiers include **Dolland & Aitchison**, **Games Workshop**, **Somerfield** and **Long Tall Sally**.

ACCOMMODATION

Ground floor lock-up shop with rear servicing with the following approximate areas and dimensions:-

Internal Width	(max) 11.8m (38'9")
Shop Depth	(max) 20.8m (68'2")
Ground Floor Sales	249.3 sq m (2684 sq ft)
Second Floor Storage	Unmeasured

PROPOSAL

The premises are available by way of a new effectively full repairing and insuring lease for a duration to be agreed, subject to 5 yearly upward only rent reviews.

£69,950 per annum exclusive of VAT, rates, service charge and all other outgoings.

PLANNING

We are informally advised by the Local Planning Authority (LPA) that the current permitted use of the premises falls within Class A1 (Retail). Interested parties are advised to make their own enquiries of the LPA.

BUSINESS RATES

We are informally advised by the Valuation Office website that the premises are assessed for rating purposes as follows:-

Description: "Shop & Premises"

Rateable Value: £60,000

LEGAL COSTS

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

VIEWING ARRANGEMENTS

Please contact:-

Mark Turner - Turner Locker – www.turner-locker.co.uk

Tel: 01392 201202

Email mark@turner-locker.co.uk

Or

Joint Agents – Alder King

FAO: Dominic Rosenbaum

Tel: 01392 353080

e-mail: drosenbaum@alderking.com

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent/Sale price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

NEW LEASE CODE

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



MISREPRESENTATIONS ACT

Land Securities Group PLC give notice as follows:-

The agents or the vendor take no responsibility for any error, misstatement 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 Agent's firm have no authority to make any representation or warranty in relation to the property.

ASBESTOS REGULATIONS

Under the Control of Asbestos Regulations 2006 (CAR 2006), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, may be under a statutory obligation to detect and manage any asbestos or asbestos related compounds contained with the property. Failure to comply with the CAR 2006 is an offence and could adversely affect the value of the property.

The detection of asbestos and asbestos related compounds is beyond the scope of Alder King's expertise and accordingly:-

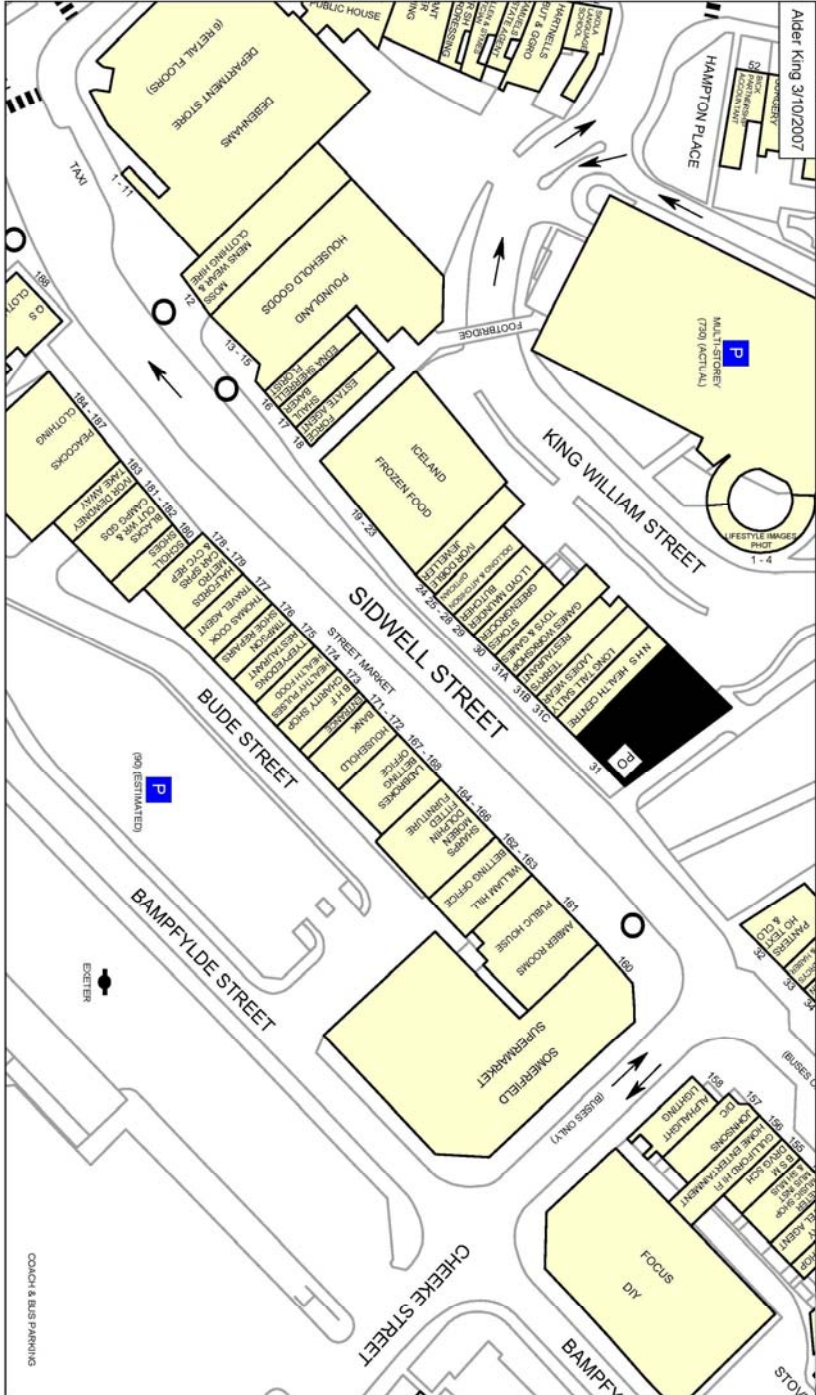
- (1) Alder King makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.
- (2) Alder King strongly recommends that prospective purchasers obtain advice from specialist environmental consultants if they have any concerns about asbestos related issues.

SUBJECT TO CONTRACT

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of Members is available at the registered office.

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Alder King 3/10/2007



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