

COMMERCIAL

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TO LET

UNIT 10, THE DEPOT, SUMERLAND STREET, EXETER, EX1 2FW

27 SQ M (290 SQ FT)

LOCATION

Exeter boasts a population of 128,900* and is home to Exeter University, ranked 12th in the UK and part of the Russell Group**.

The Depot fronts Bampfylde Street, Cheeke Street, Belgrave Road and Summerland Street. The scheme is next to a Vue Cinema and is directly opposite a 9 stand bus station that opened in July 2021 and the new state of the art £44m St Sidwells Point Leisure Centre that opened 29th April 2022.

The premises form part of The Depot, which comprises over 23,500 sq ft of commercial space on ground floor with 715 student beds above.

The subject premises front Summerland Street which is a busy 2 way traffic street with the benefit of some limited on-street parking.

* Exeter City Council

** Exeter University

CONTACT

Carter Jonas LLP
Berkeley Place
Bristol, BS8 1BQ

carterjonas.co.uk/commercial

Stuart Williams

0117 922 1222

stuart.williams@carterjonas.co.uk

Timothy Edgell

0117 363 5702 | 0117 922 1222

timothy.edgell@carterjonas.co.uk

IMPORTANT INFORMATION

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EXETER UNITS 10, THE DEPOT

ACCOMMODATION

The approximate net internal floor areas and dimensions are:

Ground floor area 27 sq m (290 sq ft)

LEASE

New terms to be agreed to incorporate 5 yearly upward only rent reviews.

RENT

£8,750 per annum exclusive.

SERVICE CHARGE

For the year ending 24th March 2024 is £29.83.

RATES

The premises are yet to be assessed but will be once occupied.

Whilst it is assumed that no rates will be payable, interested parties are advised to satisfy themselves that the above statement and assessment is correct and that this covers their intended business by referring to: <https://www.gov.uk/find-business-rates>

PLANNING

Permission has been granted for the new E class planning consent so suitable for retail, financial & professional services, offices, training, gym, leisure and some medical uses, all subject to landlords consent.

SPECIFICATION

Constructed to shell specification to include a new shop fronts and capped off services. Detailed specifications and plans are available on request.

ENERGY PERFORMANCE CERTIFICATES

Rated as E (113). A certificate is available on request.

LEGAL COSTS

Each party to bear their own costs incurred in any transaction.

VAT

All figures within these terms are exclusive where applicable.

VIEWING

Strictly by prior appointment through:

Timothy Edgell: timothy.edgell@carterjonas.co.uk / 0117 363 5702 / 0117 922 1222 or

Stuart Williams: stuart.williams@carterjonas.co.uk / 0117 922 1222

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SUBJECT TO CONTRACT October 2023

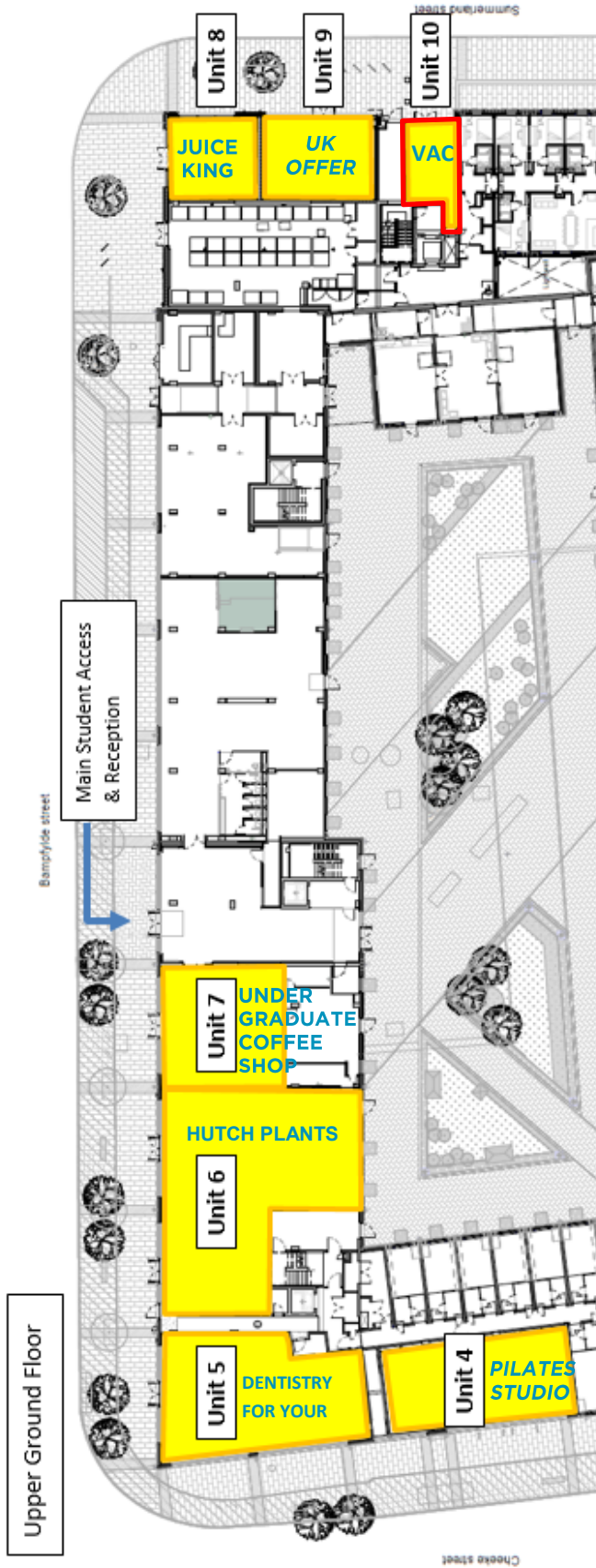
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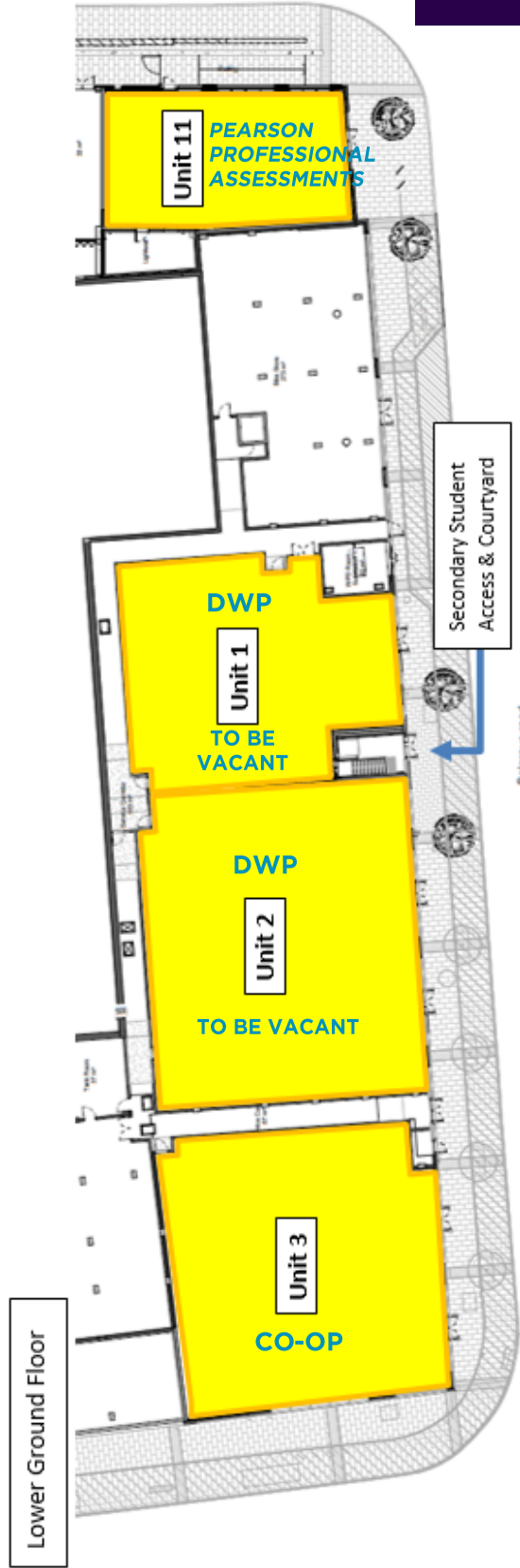
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The Depot, Exeter

BAMPFYLDE STREET



SUMMERLAND STREET



BELGRAVE ROAD

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CHEEKE STREET