



TO LET

Former Fitness First

Tudor Street, Exeter. EX4 3BR

City centre with 100 + space car park— 1,898 sq m (20,423 sq ft)

Suitable for continued gym/leisure uses or any use under Class E. Also suitable for alternate uses subject to planning.

Location

The former Fitness First gym is located in a highly prominent position on the edge of Exeter City Centre.

It is within walking distance of Exeter Central, St. Thomas and St. Davids stations. Road access is via the A377, Bonhay Road. This is one of the main arterial routes through Exeter linking the A30 to North Devon.

Adjoining the site is Renslade House, now converted to provide high quality student housing and a Holiday Inn Express. Private and student residences along with retail and leisure uses are all located close by.

City Centre



0.5 miles

Quayside



0.4 miles

Stations



0.5 miles



Accommodation

Description

Fitness First vacated the premises on 1st September 2023. The free-standing gym equipment has been removed but the premises remain configured for a gym use. This includes:

- 110 Space Car Park.
- Treatment Rooms.
- Sauna and Steam Rooms.
- Changing Rooms with Lockers and Showers.
- Fitness Studios.
- Ancillary Offices and Stores.
- Lift to First Floor – DDA Complaint
- Air Conditioning throughout.

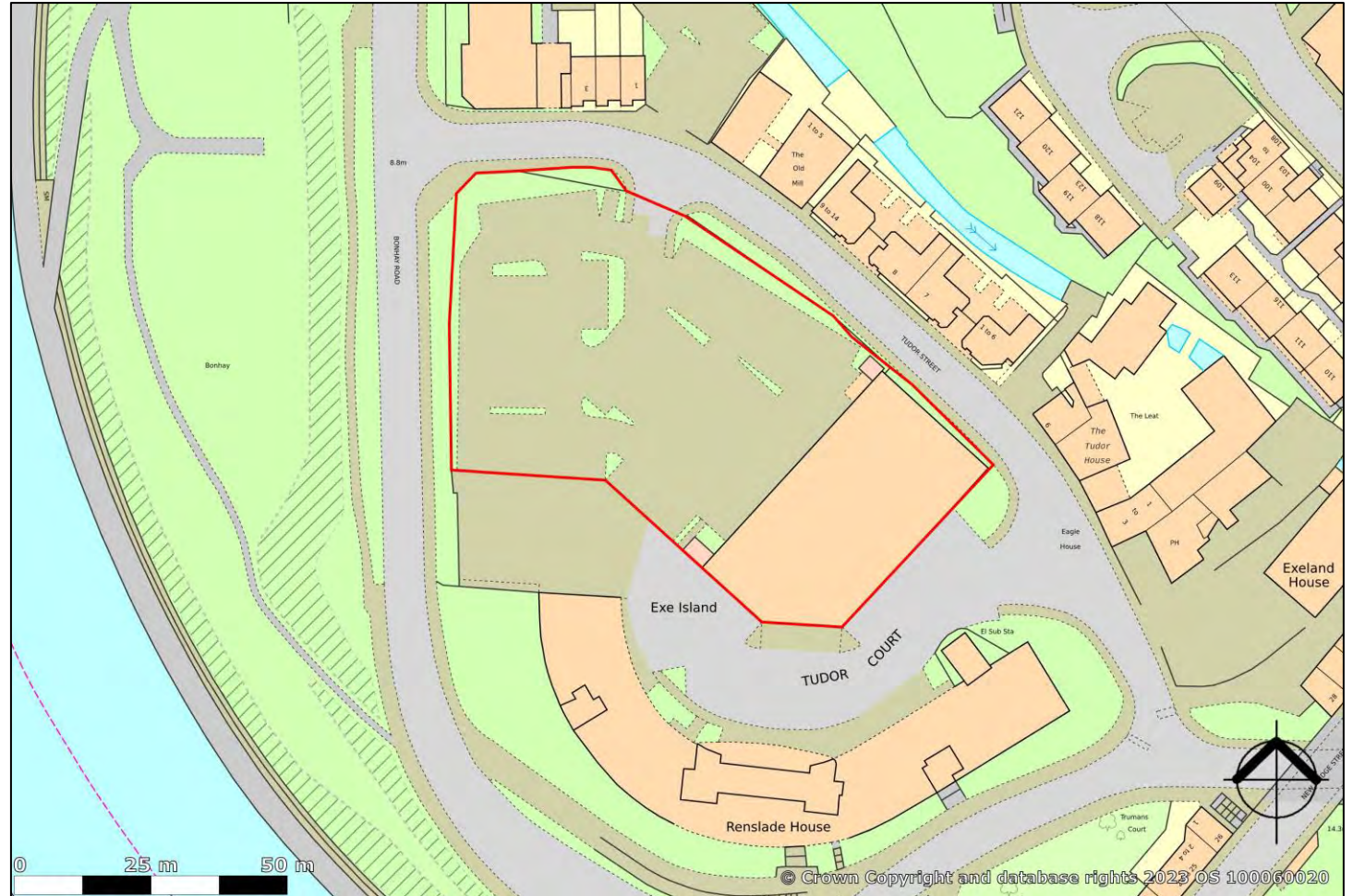
Suitable for re-use as a gym or alternate uses, subject to planning.

Area	Sq ft	Sq m
Ground floor	12,947	1,203
First floor	7,476	695
TOTAL	20,423	1,898

Measurements on a GIA basis.

Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.



Planning | Rates | EPC | Terms

Planning

We are advised the site has been used as a gym for a number of years. Any occupier should make their own enquiries to the Planning Department of Exeter City Council. Tel: 01392 277 888 or <https://exeter.gov.uk/>

Business Rates

Interested parties should make their own enquiries to Exeter City Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

The current rateable value is £142,000

Energy Performance Certificate

The unit has an EPC rating of B40

Full details are available on request.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Lease Terms

The property is available as a whole on a new full repairing and insuring lease direct from the landlord for a term to be agreed.

Rent

Given the level of interest we are instructed to seek rental offers from parties on an exclusive basis. For further information please contact the agents.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

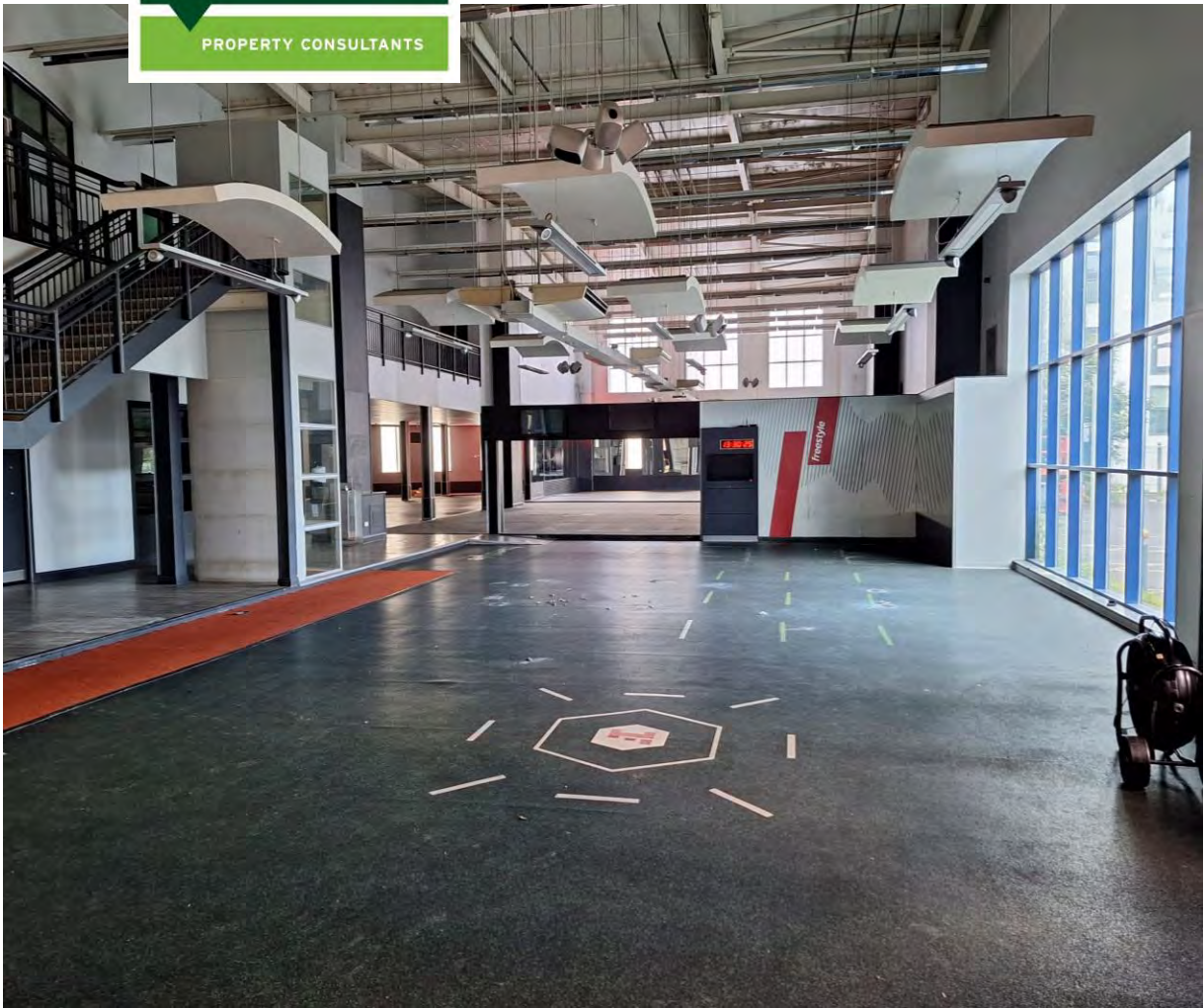
Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

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

AML

A successful tenant may be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.



Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



Alder King Property Consultants
Endeavour House
Pynes Hill
Exeter
EX2 5WH

www.alderking.com

AK Ref: NS/JAS/98628
Date: September 2023
Subject to Contract



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2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.