

TO LET - CITY CENTRE CLASS E OPPORTUNITY

Exeter

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PROPERTY CONSULTANTS



**HIGHLY PROMIENT NEW
BUILD UNIT, SUITABLE
FOR A VARIETY OF
CLASS E USES**

**Ground floor
Central Living
74 Paris Street
Exeter
EX1 2JY**

**1,205 sq ft (retail sales)
(112 sq m) net approx.**

- *Class E use
- *Student Living Above
- *Double Height frontages
- *High footfall location



The Café, Central Living, 74 Paris Street, Exeter. EX1 2JY

Location

The Café is located on Paris Street, at the entrance to the City Centre and directly opposite the new Princesshay passivhaus leisure development, St Sidwell's Point, which is currently under construction and due to open near the end of 2021. The location is immediately adjacent to Southernhay, Exeter's principal business district and a very short distance from Exeter High Street.

The Café is situated at ground floor below a 120 bed student development and offers a highly prominent position. It's immediate neighbours are the Exeter City Council offices and a large newly opened serviced office. Other nearby occupiers include Vue Cinema and John Lewis.



Exeter offers excellent transport links with the M5 Motorway being easily accessible and Exeter Central Railway Station providing a regular national service.

The University has been at the heart of the growth in Exeter and attracts students internationally.

Description

The unit is new build and will be provided in shell specification with services to the unit and capped off. It benefits from a double-height frontage to 3 elevations, with access provided from Paris Street. The double height space offers retailers a variety of fit out options and has been designed to allow the addition of a mezzanine floor, subject to approval.

The space and location would equally suit café, restaurant, health or gym uses, amongst others, owing to being perfectly situated to capture footfall traveling between the High Street, Southernhay office district and the residential neighbourhoods of St Leonards, Mt Pleasant and Heavitree. Along with Central Living, there are other student accommodation schemes in very close proximity, providing additional opportunity for trade.

Accommodation

Area	Sq ft	Sq m
Ground floor - retail	1,205	112

All measurements are approximate Net Internal Areas., taken off plan .

Services

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

Planning

We understand the premises has planning consent for the old Use Class A1 (retail) and A3 (restaurants & Cafes) use, now Use Class E, providing potential use for professional services, office, medical or fitness uses as well. All interested parties should make their own enquiries to the Planning Department of Exeter City Council on: 01392 265223 or : www.exeter.gov.uk.

Lease

The accommodation is offered by way of a new lease on full repairing and insuring terms for a term to be agreed.

Rent

£32,500 per annum (plus VAT).

Business Rates

The property has yet to be assess for 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.

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 landlords' discretion.

Legal Costs

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

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Energy Performance Certificate

The property is currently being assessed.

The Code for Leasing Business Premises in England and Wales 2007

Please see www.leasingbusinesspremises.co.uk.

Asbestos Regulations

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 Control of Asbestos Regulations 2012 (CAR 2012). 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.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent. This property is not elected for VAT. We recommend that the prospective tenants/purchasers establish the implications before entering into any agreement.

Subject to Contract

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Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

Money Laundering Regulations

As part of our obligations under the UK Money Laundering Regulations 2017, Alder King LLP will require any purchaser to provide proof of identity along with any other required documents.

Viewing Arrangements

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

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