

RETAIL UNIT TO LET

11 St Thomas Shopping Centre, EXETER, EX4 1DG



- Ground floor lock up shop within the popular St Thomas Shopping Centre in Exeter.
- Prominent location with car parking available within the Centre.
- Available to let on either an assignment or new lease.
- Approximately 1,718 sq ft (160 sq m)



Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

www.burstoncook.co.uk

LOCATION

The property is prominently positioned within the popular St Thomas Shopping Centre in Exeter. It is located in a residential suburb approximately 1 mile from the city centre.

The Centre is anchored by the Co-Op supermarket and a number of national operators and well as a good mix of local occupiers.

The Centre has its own car park, there is a regular bus service and railway station linking to the city centre and further afield.

DESCRIPTION

The property comprises a ground floor lock up shop with sales area to the front and store room, offices and WC to the rear., which can be opened up to create an open plan space. There is also rear access to the property.

ACCOMMODATION

In accordance with the RICS Property Measurement Standards, the property has an approximate ground floor area of 1,718 sq ft (160 sq m).

TENURE

The property is available by way of either an assignment of the existing lease which expires in February 2029 or by way of a new lease with terms to be agreed direct with the landlord.

RENT

£30,000 per annum exclusive.

A deposit and references may be required, subject to tenant status.

BUSINESS RATES

In accordance with the Valuation Office Agency website, the property has a Rateable Value of £28,750 from 1st April 2023.

Rates payable for April 2024–March 2025 are approximately £14,087. Interested parties are advised to make their own investigations to establish the exact rates payable.

VAT

VAT is chargeable to rent and service charges.

EPC

The property has an energy performance rating of D (99). Details are available on request.

LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

ANTI-MONEY LAUNDERING

Money Laundering Regulations require us to carry out anti money laundering checks on prospective tenants and you will be asked to provide the necessary identification documents when required.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the agent:

Burston Cook

FAO: Chloe Burston MRICS
Tel: 0117 314 9952
Email: chloe@burstoncook.co.uk

SUBJECT TO CONTRACT

June 2024

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

Disclaimer: Burston Cook, for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only for guidance purposes and do not constitute the whole or any part of an offer or contract; (ii) All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and other details contained herein are believed to be correct however they must not be relied upon as statements of fact or representations and any prospective tenant or purchaser must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty whatever in relation to the property.

