

RETAIL

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# LEASE AVAILABLE

**EXETER - UNIT 9 THE DEPOT, BAMPFYLDE STREET, EX1 2FW**

**GROUND FLOOR: 59 SQ M (635 SQ FT)**

**+ MEZZANINE**

## LOCATION

Exeter boasts a population of 128,900\* and is home to Exeter University, ranked 11th in the UK and part of the Russell Group\*\*.

The Depot fronts Bampfylde Street, Cheeke Street Belgrave Road and Summerland Street and hosts a mix on national and local occupiers along with 715 Students beds. It is next to a Vue Cinema and is directly opposite the new 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.

## ACCOMMODATION

Fully fitted unit with suspended ceilings, flooring and  
The approximate net internal floor areas and dimensions are:

Internal width:	9.19 m	(30 ft 2)
Internal depth:	6.74 m	(22 ft 1)
Ground floor:	59 sq m	(635 sq ft)
Mezzanine:	19.05 sq m	(205 sq ft)

## CONTACT

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## IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Note: All plans not to scale

**Carter  
Jonas**

**LEASE**

The existing lease expires on the 30th of November 2027. A new longer lease may be available, subject to landlord's consent.

**RENT**

£15,000 per annum exclusive.

**PLANNING**

Permitted use as an educational recruitment agency (Class A1/A2) assisting Chinese students enrolling at UK institutions, or alternatively any other Class A1 or A2 use, subject to lease provisions and prior landlord consent requirements.

**RATES**

According to the Valuation Office website the premises are assessed as follows:

Rateable Value                      £14,750 (From 1 April 2026)

For rateable values of less than £15,000, small business rates relief may apply. Interested parties are advised to satisfy themselves if this is applicable to their proposed use by referring to: [Business rates relief: Small business rate relief - GOV.UK](#)

**SERVICE CHARGE + INSURANCE**

There is an annual service charge for the general maintenance and upkeep on The Depot. The budget for the current year is £158.92 per annum.

In addition there is annual building insurance at

**EPC**

A certificate rated B (42) 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 of VAT where applicable.

**SANCTION & ANTI-MONEY LAUNDERING CHECKS**

Carter Jonas is required to carry out sanction and AML checks on all tenants, guarantors and purchasers of commercial property. Where deals are agreed, the relevant parties will be required to supply photo identification (passport or driving licence) and proof of home address (e.g—recent utility bill) so the required checks can be undertaken.

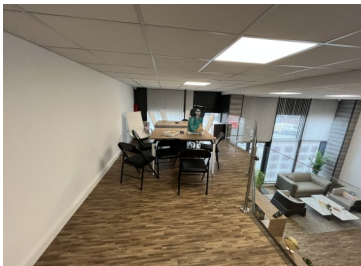
**VIEWING & FURTHER INFORMATION**

Virtual video: <https://vimeo.com/1186208278?fl=tl&fe=ec>

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**SUBJECT TO CONTRACT APRIL 2026**

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# Exeter (EXETER - The Depot)

Modified: 05-May-26 10:11:52 / Surveyed: 27-Apr-25



# EXETER, THE DEPOT, UNIT 9



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Experian Goad Plan Created: 05/05/2026

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