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# TO LET

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- ✓ Flexible lease terms available
- ✓ Ideal for start up business
- ✓ Central city location
- ✓ Close to Exeter Central Station
- ✓ 100% rates relief may be available subject to status
- ✓ Vibrant retail parade
- ✓ Close proximity to John Lewis and NEXT



21 Paris Street, Exeter EX1 2JB

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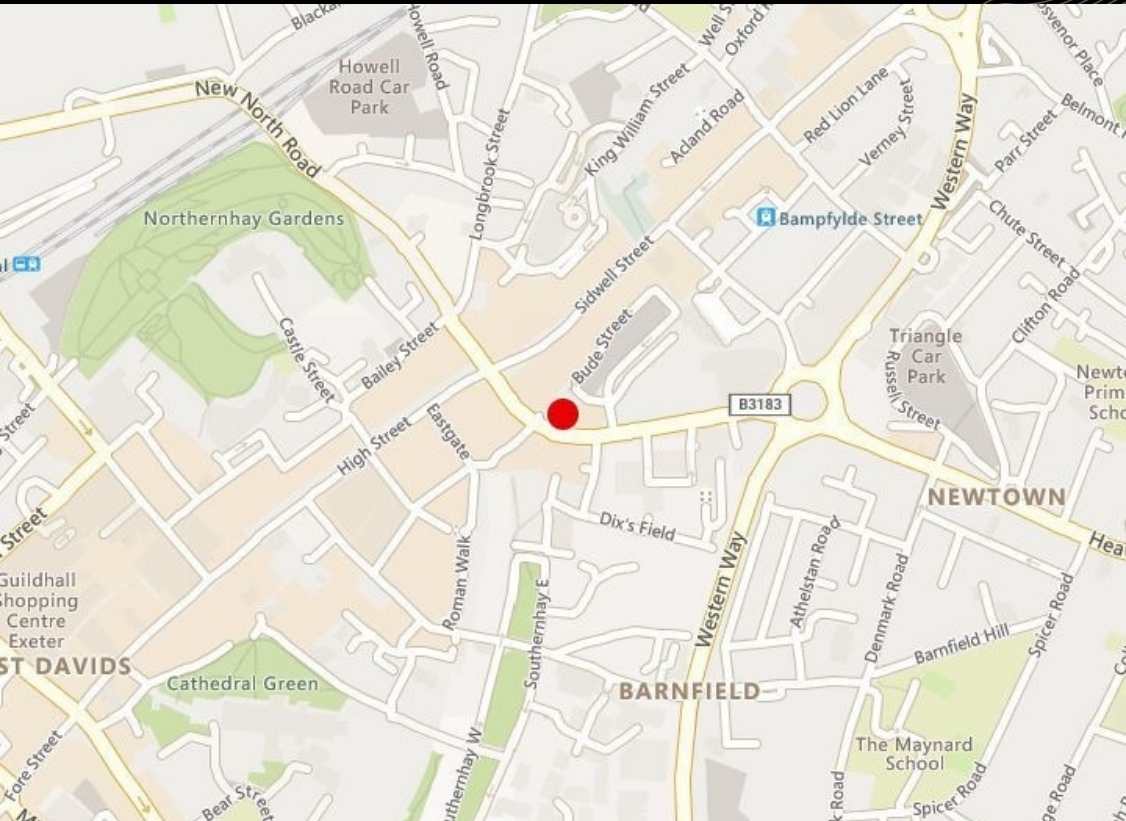
Prominent Retail Unit To Let

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1,221 Sq Ft  
(113 Sq M)

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DESCRIPTION

The unit benefits from a good sized sales area with additional storage on the first and second floors.

ACCOMMODATION

| Net Internal Areas | sq ft | sq m |
|--------------------|-------|------|
| Second Floor       | 95    | 9    |
| First Floor        | 404   | 38   |
| Ground Floor       | 722   | 67   |
| Total              | 1,221 | 113  |

LOCATION

The retail units on Paris Street occupy a prominent location immediately opposite Princesshay Shopping Centre, NEXT and close to John Lewis. The units are situated within a vibrant retail parade with a range of local traders occupying the location.

TERMS

Effective full repairing and insuring lease subject to a service charge. Contracted outside the L&T Act 1954.

RENT

£17,000 per annum exclusive.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

EPC

EPC rating is D-99.

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

[lsh.co.uk](http://lsh.co.uk)

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