

# TO LET

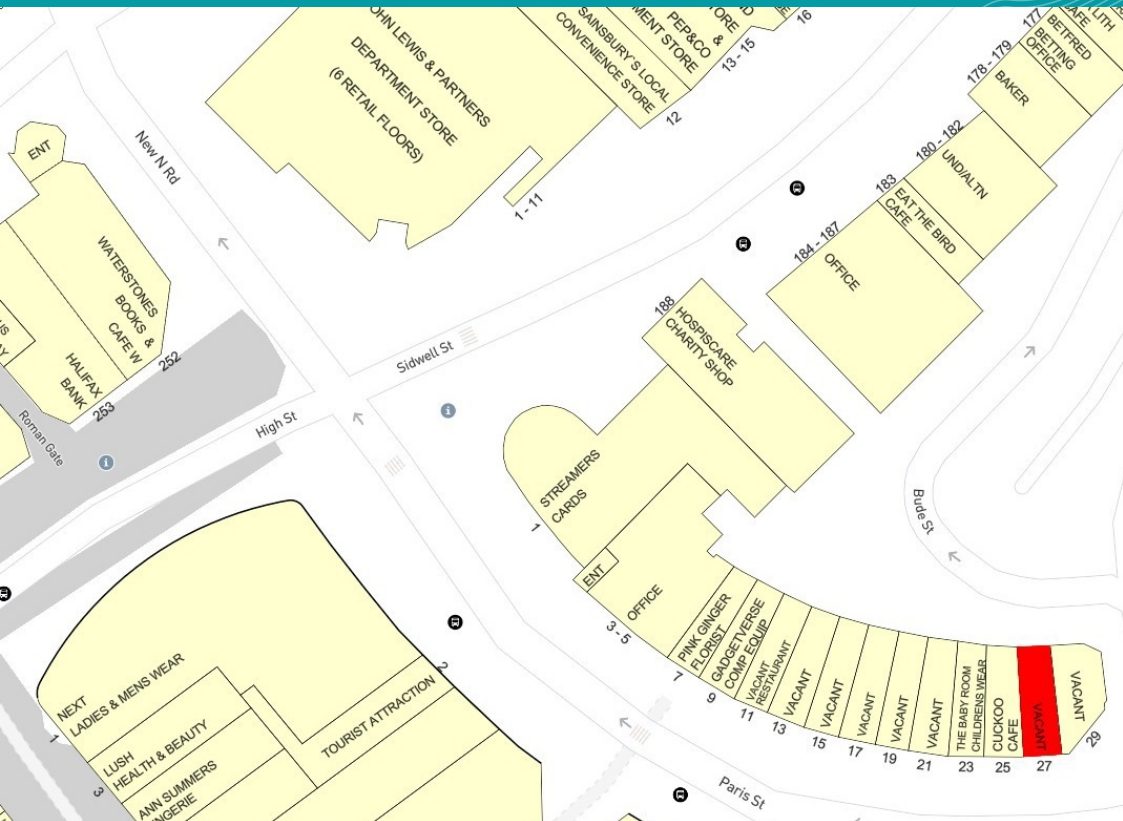
- ✓ Flexible lease terms available
- ✓ Ideal start-up location
- ✓ Central city centre location
- ✓ Close to Exeter Central Station
- ✓ Disabled W/C on the ground floor



27 Paris Street, Exeter EX1 2JB

Retail Unit To Let

1,133 Sq Ft  
(105 Sq M)



**DESCRIPTION**

The unit benefits from good sized sales areas on the ground floor which includes a disabled W/C. There is also additional space on the first and second floors.

**ACCOMMODATION**

Net Internal Areas	sq ft	sq m
<b>Ground Floor</b>	<b>738</b>	<b>69</b>
<b>First Floor</b>	<b>395</b>	<b>37</b>
<b>Total</b>	<b>1,133</b>	<b>105</b>

**EPC**

E - 108

**LOCATION**

The premises occupy a prominent location being close to Princeshay, John Lewis and Next and within 5 minutes walk to Exeter Central Station. The street is also home to an existing wide range of local independent traders.

**TERMS**

The unit is available on a full repairing and insuring lease, and will be excluded from the Landlord and Tenant Act 1954.

**RENT**

£17,000 per annum.

**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.

**VIEWING & FURTHER INFORMATION**

Viewing strictly by prior appointment:

**lsh.co.uk**

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Tony Fisher  
01392 798047  
[tfisher@lsh.co.uk](mailto:tfisher@lsh.co.uk)