

## Unit 4, Lower North Street Vaults

Lower North Street, Exeter, EX4 3EE



### Agency and Estate Management:

- Commercial agency
- Planning consultancy
- Land surveying
- Rating and valuation
- Estate management
- Compulsory purchase
- Rural management

- Convenient City Centre Location
- Gross Internal area approximately 484 sq ft (45 sq m)
- Rent £3500 per annum
- Available on Flexible Terms

### Contact: Adrian Priest

T: 01392 351052 / 07821 302078

E: [adrian.priest@norsegroup.co.uk](mailto:adrian.priest@norsegroup.co.uk)

Or

Izabela Wrobel

T: 01392 351188 / 07711 189281

E: [Izabela.Wrobel@norsegroup.co.uk](mailto:Izabela.Wrobel@norsegroup.co.uk)

## **Unit 4, Lower North Street Vaults**

**Lower North Street, Exeter, EX4 3EE**

### **Description**

An interesting commercial/storage unit situated within the arches of the historic Exeter Iron Bridge and conveniently located close to the City Centre and its railway stations .

The unit comprises an arched vault with a gross internal area of approximately 45 sqm (484 sq ft). The unit is accessed via timber double doors with the opening being 2.44 m and the height being 2.02m. The maximum internal height is approximately 4.74 m. Potential uses for the unit include vehicle / caravan / boat storage or the general storage of waterproofed items

### **Planning**

Potential tenants are strongly advised to check that their proposed use is acceptable in planning terms to the Exeter City Council Planners. Tel 01392 265223

### **Services**

There are no services currently connected to the premises





# INDUSTRIAL UNIT TO LET

## On Behalf of Devon County Council

SOUTH WEST  
**norse**

### Leasing Terms

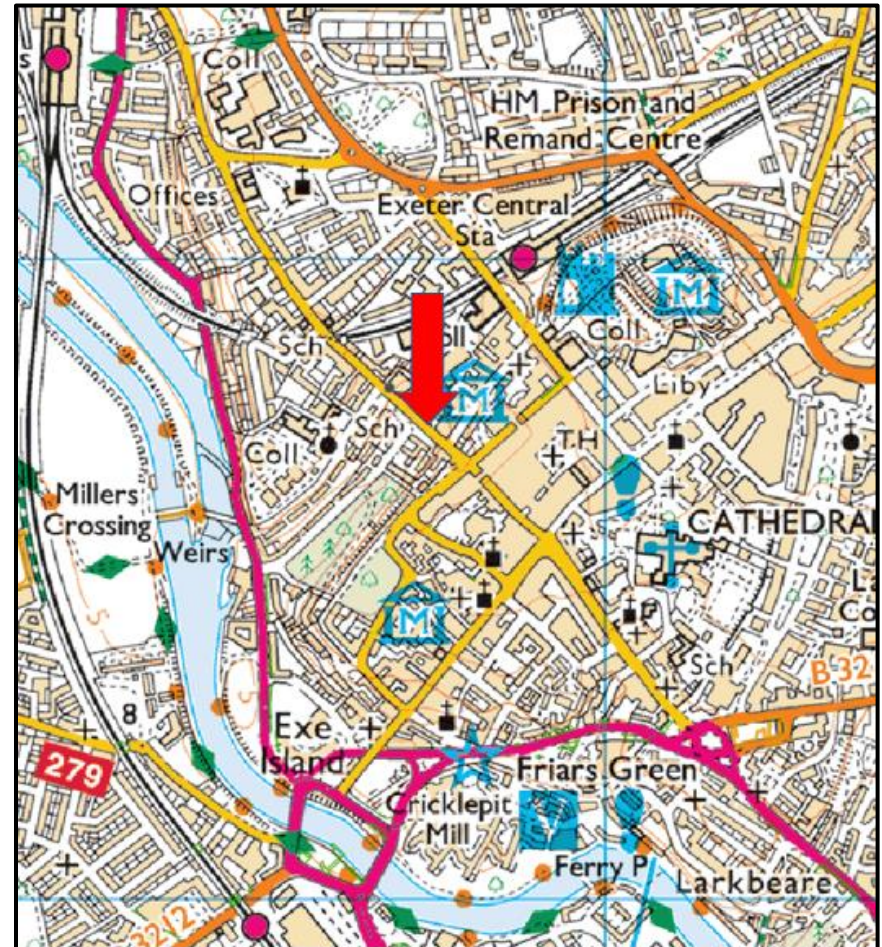
The unit is available on flexible lease terms, excluded from the Security of Tenure Provisions of the Landlord & Tenant Act 1954. The Tenant is to maintain and repair the internal surfaces of the walls and ceiling, including the pointing to the stonework/brickwork, floor and every part of the external doors, including the surrounding brick infill panel and lintel. The landlord does not guarantee against water ingress from the road above and access will be required to inspect and repair, as necessary, the structure of the bridge for which it is responsible for. The landlord shall be responsible for buildings insurance with a fair proportion of the annual premium payable being recharged to the tenant upon demand as additional rent.

### Rent

£3,500 per annum, exclusive of outgoings

### Business Rates

The rateable value from 1<sup>st</sup> April 2023 is to be assessed. Interested parties are advised to make their own enquiries about business rate liabilities and any small Business Rate Relief that may be available by contacting Exeter City Council on (01392) 265559 or email [business.rates@exeter.gov.uk](mailto:business.rates@exeter.gov.uk)



# INDUSTRIAL UNIT TO LET

On Behalf of Devon County Council

## EPC

Not applicable

## Viewing

By appointment with South West Norse

Please contact

Adrian Priest :

T: 01392 351052 or 07821 302078

E: [adrian.priest@norsegroup.co.uk](mailto:adrian.priest@norsegroup.co.uk)

or

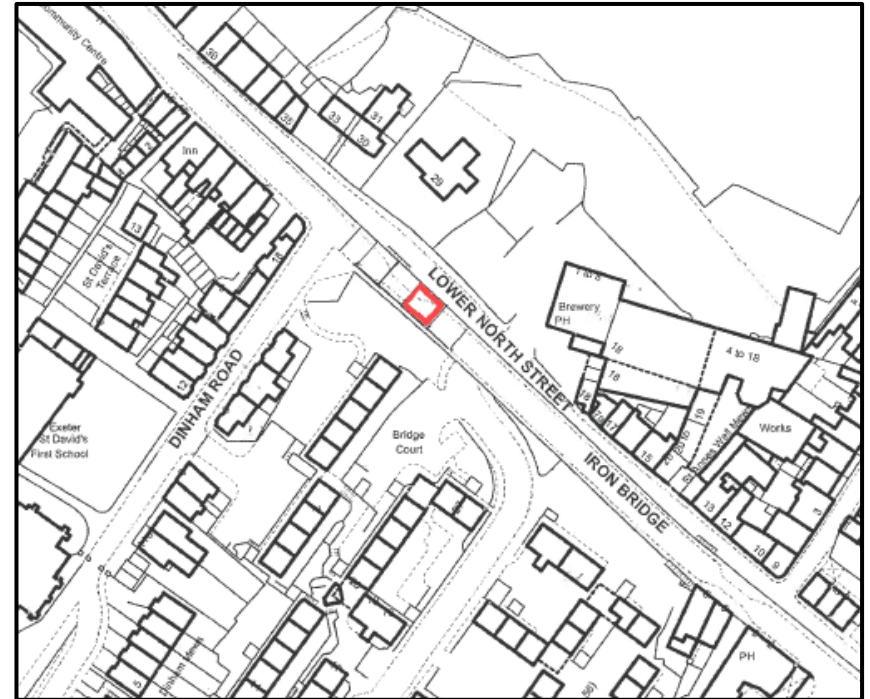
Izabela Wrobel:

T: 01392 351188 or 07711 189281

E: [Izabela.Wrobel@norsegroup.co.uk](mailto:Izabela.Wrobel@norsegroup.co.uk)

## Health & Safety

Care must be taken whilst viewing to avoid accident or injury. Save for death or personal injury caused by their negligence, neither South West Norse or the Landlord shall accept any responsibility for any loss or damage, howsoever caused, whilst viewing the property and you are deemed to have accepted the terms of this disclaimer by entering onto the site.



# COMMERCIAL UNIT TO LET

## On Behalf of Devon County Council

**SOUTH WEST**  
**norse**

### Important Notices

South West Norse for themselves and for the Landlord of this property whose agents they are give notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants and do not constitute part of an offer or contract. Prospective tenant(s) should seek their own professional advice.
2. All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and are believed to be correct. Any intending tenant(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of South West Norse has any authority to make or give any representation to warranty, whether in relation to this property or particulars, nor to enter into any contract relating to the property on behalf of the Landlord.
4. No responsibility can be accepted for any expenses incurred by any intending tenant(s) in inspecting making further enquiries or submitting offers for the property that has been sold, let or withdrawn.
5. The Landlord does not undertake to accept the highest or any rental offers received.
6. Devon County Council is obliged under the Proceeds of Crime Act 2002 and the Money Laundering Act 2003 and 2007 to verify the identity of the tenant(s) of any description whenever a transaction involves accepting a total payment of £10,000 or more.

### Misrepresentation Act 1967

The Tenant(s) shall be deemed to acknowledge that he/she has not submitted his/her rental offer in reliance on any of the statements contained within these particulars and that he/she has satisfied himself/herself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the Landlord or its servants or agents in relation to or in connection with the property.

Any error, omission or mis-statement in any of the said statements shall not entitle the Tenant to rescind or to be discharged from the lease, nor entitle either party to compensation or damages, nor in any circumstances give either party cause for action.