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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

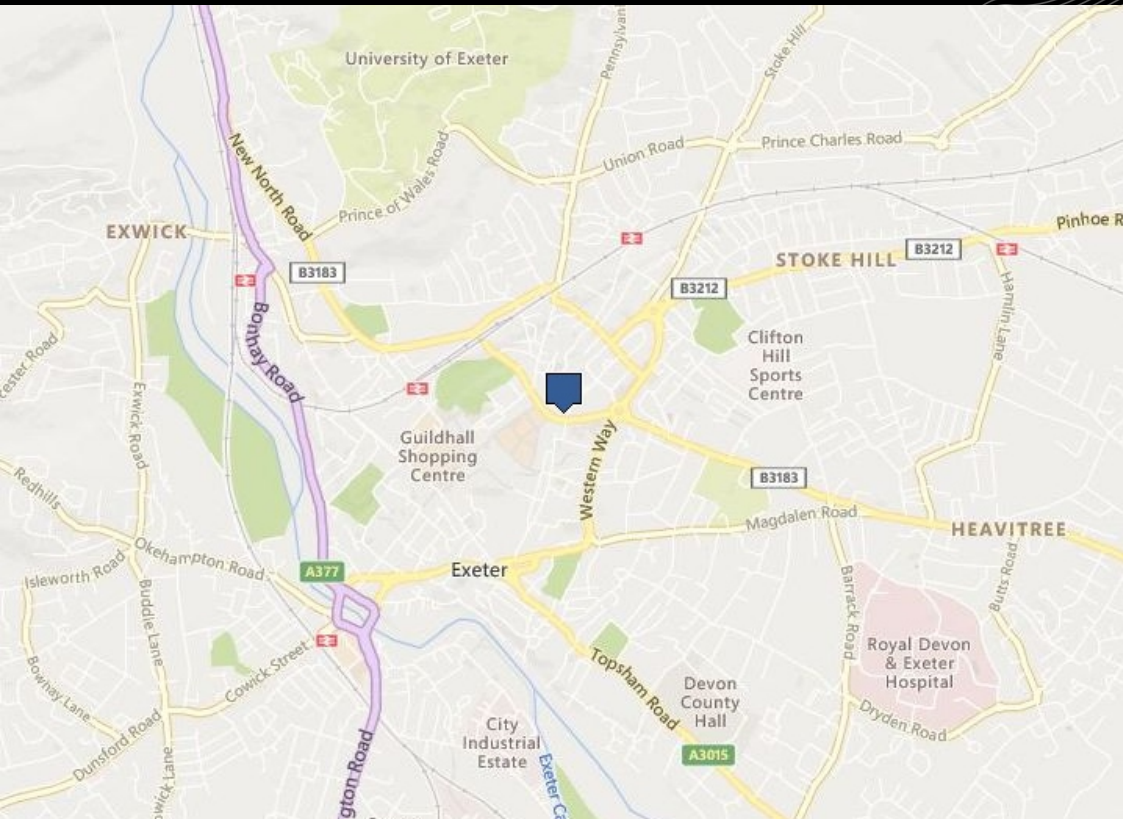
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Prominent Retail Units To Let

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1,221 - 3,271 Sq Ft  
(113 - 304 Sq M)

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## DESCRIPTION

The units benefit from good sized sales areas with additional storage on the first and/or second floors.

## ACCOMMODATION

Net Internal Areas	sq ft	sq m
Unit 21 Paris Street	1,221	113
Unit 31C Sidwell Street	2,147	199
<b>Total</b>	<b>3,271</b>	<b>304</b>

## 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 leases subject to a service charge. Contracted outside the L&T Act 1954 and a term of up to 31st January 2021.

## BUSINESS RATES

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

## RENTS

**Unit 21 Paris Street:** £1,000 per calendar month, exclusive of rates payable in advance.

**Unit 31C Sidwell Street:** £31,500 per annum exclusive of rates payable in advance.

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

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