

TO LET

CITY CENTRE GARAGE/STORE

Approximately 21.23 m² (229 ft²)

1 Chichester Mews
Southernhay East
Exeter
Devon



This presents a rare opportunity to take a new lease of a city centre garage/store situated in a quiet backwater in the heart of the city's central business district. It is available on a new lease on flexible terms.

ALL ENQUIRIES

Tel: 01392 201748
Email: commercial@drewpearce.co.uk

drewpearce 

Chartered Surveyors and Estate Agents

SITUATION AND DESCRIPTION

The property is constructed of brick with a mono pitched roof and concrete floor. Light and power is supplied to the premises. There is a sliding/folding door to the front elevation.

The property is particularly suited for file storage but would also enable a person to garage at least one vehicle or possibly two small cars.

ACCOMMODATION

Brief details of the accommodation with approximate measurements are as follows:

Store/Garage 7.58m x 2.8m (24' 11" x 9' 2")

LEASE

The lease will be for a term to be agreed and will be contracted out of the security provisions of the Landlord and Tenant Act.

BUSINESS RATES

Prospective tenants are requested to make their own enquiries of Exeter City Council. Telephone (01392) 277888

SERVICES

Mains water, drainage and electricity are all connected.

AVAILABILITY

The premises will become available in March 2010.

RENT

Initial rent £2,000 per annum exclusive of rates.

VAT

All figures are exclusive of VAT where applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in this transaction.

DIRECTIONS

Turn into Chichester Mews at the corner of Dunn and Baker's offices at 21-22 Southernhay East. This garage is situated at the far end of the mews on the left hand side.

VIEWING

Strictly by prior appointment with the owner's sole agents Drew Pearce, for the attention of John Daborn or Mike Henderson.



Tel: 01392 201748

Email: commercial@drewpearce.co.uk

Property Ref: 60-2939

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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing DREW PEARCE has any authority to make or give any representation or warranty whatever in relation to this property. Floorplan For Illustrative Purposes Only. Please note that DREW PEARCE uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact DREW PEARCE.

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