

# SMART4

REAL ESTATE CONSULTANCY



**Unit 2**  
**Haven Banks Retail Park**  
**Exeter**  
**EX2 8BY**



## RETAIL WAREHOUSE UNIT AVAILABLE

### Location

The property is located on Haven Banks Retail Park to the south of Exeter town centre. The retail park is accessed via the A377 which links the town centre to the A30 and the M5.

The premises are adjacent between The Range and 22 Lanes Bowling Alley.

### Accommodation

The premises comprise a purpose built retail warehouse designed over ground floor level, comprising the following approximate gross internal area:-

Ground Floor GIA:	13,613 sq ft	(1,265 sq m)
Mezzanine:	1,258 sq ft	( 117 sq m)

### Tenure

The premises are available by way of an assignment of the existing lease being for a term of 25 years, subject to five yearly upward only rent reviews to expire 28th February 2023, at the passing rental of £183,750 per annum exclusive.

### Rates

We are verbally advised by the Local Rating Authority that the whole premises are assessed for rating purposes as follows:

Rateable Value: £128,000      UBR (2016/17): 49.7p      Rates Payable: £63,616

### Viewing

For further information including detail on a potential sub-division, or to arrange an inspection please contact this office.



[WWW.SMART-4.CO.UK](http://WWW.SMART-4.CO.UK) | [@SMARTUKRETAIL](https://twitter.com/SMARTUKRETAIL)

For further details

020 7569 9900

EPC available on request

Subject to Contract and Exclusive of VAT

These particulars and the descriptions and measurements therein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Smart 4 Limited, 3 Hanover Square, London W1S 1HD.

## UNIT 2, HAVEN BANKS RETAIL PARK, EXETER

