



3 - 5 Paris Street, Exeter EX1 2JB

TO LET

Retail Unit To Let

**3,337 Sq Ft
(310 Sq M)**

DESCRIPTION

The unit benefits a large open plan ground floor with an impressive frontage. There is also additional space to the rear of the unit and on the first floor for storage.

- ✓ Flexible lease terms available
- ✓ Ideal start-up location
- ✓ Central city centre location
- ✓ Close to Exeter Central Station
- ✓ Impressive frontage

LOCATION

The premises occupy a prominent location being close to Princesshay, 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.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Total	3,337	310

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

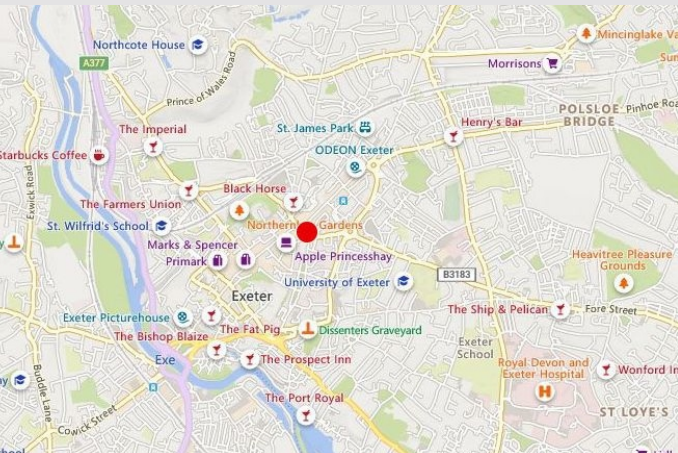
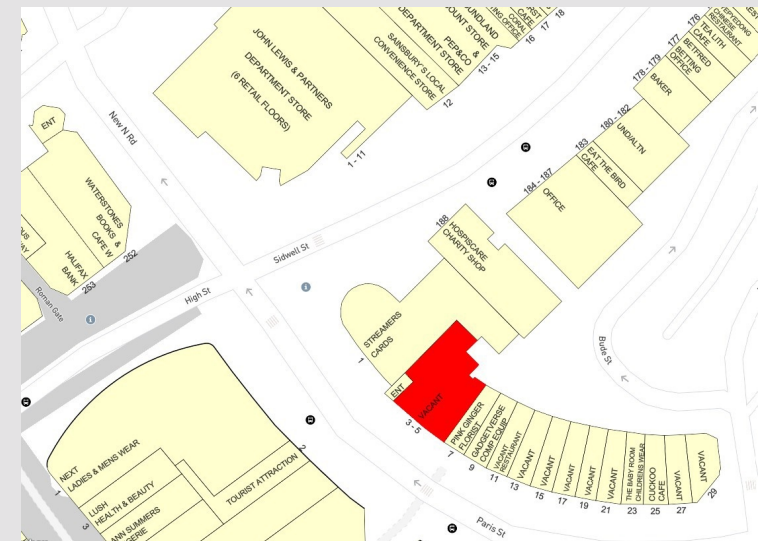
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

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

EPC

C-73



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Regulated by RICS 19-Mar-2026

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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