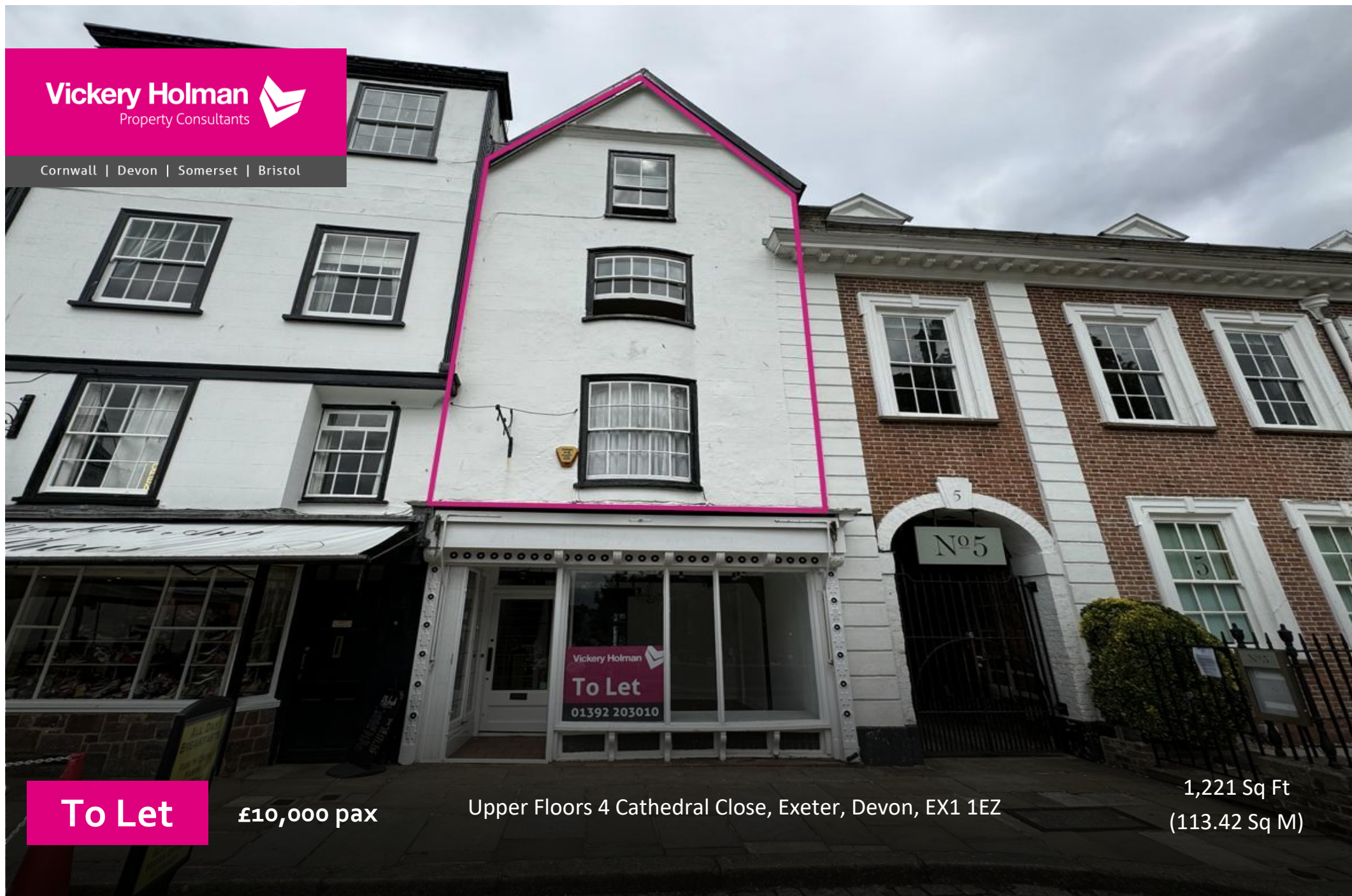


Vickery Holman
Property Consultants



Cornwall | Devon | Somerset | Bristol



To Let

£10,000 pax

Upper Floors 4 Cathedral Close, Exeter, Devon, EX1 1EZ

1,221 Sq Ft
(113.42 Sq M)

Summary

- Highly prominent position overlooking Exeter Cathedral
- Rare opportunity to lease premises on the Cathedral Green
- Approx. 1,221 sq ft (113.42 sq m)
- High footfall location
- The High Street and Princesshay are only a 1 minute walk from the property
- Prominent access from Cathedral Close
- Suitable for alternative uses STP

Location:

The property is set in a prominent position in Exeter city centre overlooking the cathedral and its gardens. The property is located close to the High Street and Catherine Street with many of the city's prime shops, bars and restaurants within a few mins walking distance. The location itself is very popular with tourists who come to visit the Cathedral and numerous independent shops and restaurants already in occupation at Cathedral Close.

Other occupiers in close proximity to the property include Cote, Eat on the Green, The Ivy and The Devon and Exeter Institution. Hubbox, Lorna Ruby and Lloyds Lounge are located on Catherine Street as well as the newly redeveloped Hotel Indigo only a minutes walk from the property.

Description:

The property consists of a Grade II Listed prominent retail / leisure premises over the first, second and third floors.

The upper parts have benefitted from substantial refurbishment and would be suitable for a range of alternative uses subject to planning.

Accommodation:

We have relied on the following provided floor areas which are on a net internal area basis measured in accordance with the RICS Code of Measuring Practice (6th Edition).

Approx	sq m	sq ft
First floor	36.51	393
Second floor	33.90	365
Third floor	43.01	463
Total	113.42	1,221

Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

Please enquire.

Planning:

The amended use classes would mean this property could be used for E class uses which include retail and leisure.

Business rates:

To be re-assessed.

Terms:

The property is available leasehold at and asking rent of £10,000 per annum exclusive on terms to be agreed.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

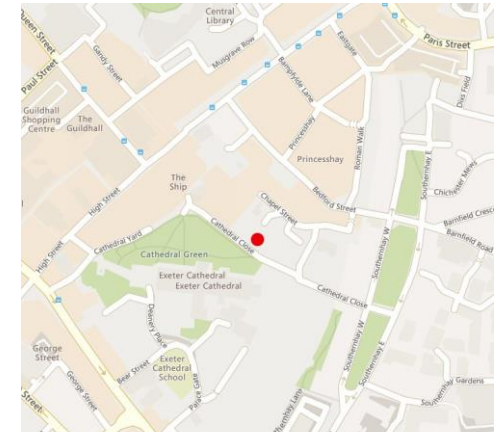
The property has been elected for VAT and therefore VAT will be charged on the rent.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

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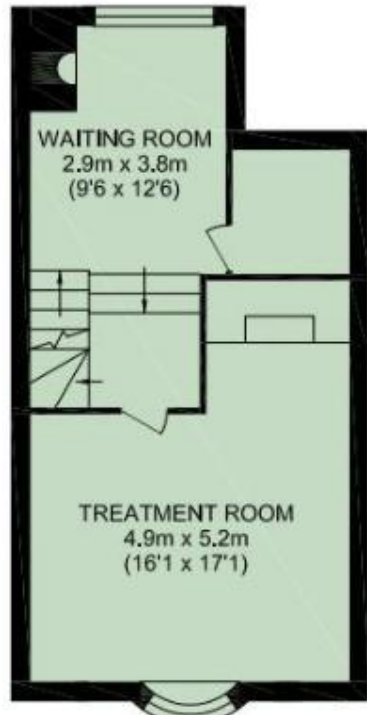
Exeter Office

Balliol House, Southernhay Gardens,
Exeter, Devon, EX1 1NP

Floor Plan



FIRST FLOOR
APPROX. FLOOR
AREA 45.9 SQ.M.
(495 SQ.FT.)



SECOND FLOOR
APPROX. FLOOR
AREA 41.9 SQ.M.
(451 SQ.FT.)



THIRD FLOOR
APPROX. FLOOR
AREA 41.5 SQ.M.
(447 SQ.FT.)

