

# 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

#### Sue Trott

Tel: 07515 993323 Email: <u>strott@vickeryholman.com</u>

# Charles Harris

Tel: 07809 199583 Email: charris@vickeryholman.com

#### Exeter Office

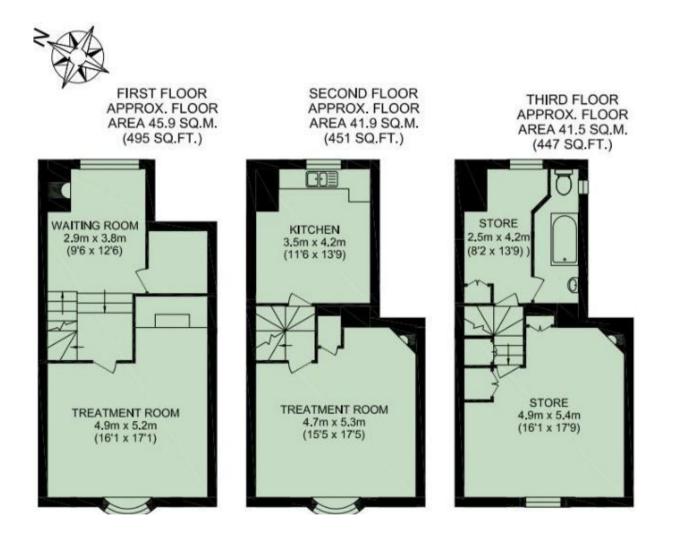
Balliol House, Southernhay Gardens, Exeter, Devon, EX1 1NP



ckery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to www.leasingbusinesspremises coulk off urther information. Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that 1) The particulars are set out as a general outline only for e guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given thout responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in the nployment of Vickery Holman has any authority to make or give any representation or warranty in relation to this property.



# **Floor Plan**





ry Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to leasingbusinesspremises could for further information. Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that 1) The particulars are set out as a general outline only for uidance of intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given ut responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in the ownent of Vickery Holman has any authority to make or give any representation of this property.

