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**To Let**  
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To Let

£60,000 pax

223 - 226 High Street, Exeter, Devon, EX4 3LR

4,870 Sq Ft  
(452.4 Sq M)



# Summary

- Prime leisure premises on Exeter High Street
- Approx. 4,871 sq ft (452.50 sq m)
- Prominent ground floor frontage on the high street
- Large open plan accommodation with ancillary staff facilities
- Other retailers in the vicinity include Tesco Express, Marks & Spencer, Skechers, Holland Barrett and Urban Outfitters
- Suitable for alternative uses subject to planning

## Location:

The property is located in the cathedral city of Exeter situated on the River Exe and capital city of Devon. The city itself has a population of approx. 135,000 and benefits from a large student population attracted to the city through the prestigious Russell Group Exeter University which has a student population of approx. 30,000.

The city is also a popular tourist destination which attracts quality retail occupiers to the high street, abundant leisure activities on Exeter Quay and Exmouth beach is only a 20 minute drive from the city centre.

The property is located in a prime position on the High Street with other retailers in the nearby vicinity including Tesco Express, Marks & Spencer, Skechers, Holland Barrett and Urban Outfitters.

## Description:

The unit is located in a prominent position on the High Street with a wide ground floor glass frontage measuring approx. 19 ft 17 ins (5.84 m). The majority of the property consists of a large open plan basement sales/restaurant area with ancillary storage, w/cs and staff welfare accommodation.

Please note, the building (referred as 225 & 226 High Street) is shown as Grade II Listed under the Planning (Listed Buildings and Conservation Areas) Act and is also within the Central Conservation Area of the city.

## Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a gross internal basis.

	sq m	sq ft
Ground Floor	16.3	175
Basement	436.2	4,695
Total	452.5	4,870

## Service charge:

A service charge is levied for the upkeep and maintenance of the communal areas. Please enquire for further information.

## Services:

We understand that mains electricity, gas, 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:

The property has an EPC rating of C (67).

## Planning:

The amended use classes would mean this property could be used for retail, restaurants, snackbars, cafes and pubs.

## Business rates:

From a visit to the valuation office website [www.voa.gov.uk](http://www.voa.gov.uk) we understand that the current rateable value is £49,500 effective from 1st April 2023. This is not what you pay and please check this directly. Current government support in the sector provides additional relief until March 2025.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

## Terms:

The premises are available by way of a new lease subject to vacant possession.

## Legal fees:

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

## 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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# Floor Plan

