

Vickery Holman
Property Consultants



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*Elizabeth Ann
Shoes*

Vickery Holman
To Let
01392 203010

Nº5

To Let

£29,000 pax

4 Cathedral Close, Exeter, Devon, EX1 1EZ

**1.991 Sq Ft
(185 Sq M)**

Summary

- Highly prominent position overlooking Exeter Cathedral
- Rare opportunity to lease a retail unit on the Cathedral Green
- Approx 1,991 Sq ft (185 sq m)
- High footfall location
- The High Street and Princesshay are only a 1 minute walk from the property
- Additional rear garden
- Immediately available

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 retail premises over the ground, first and second floors. There is also a good sized basement & 3rd floor area for storage and additional courtyard garden to the rear.

The ground floor benefits from a wide frontage and good sized open plan sales area with additional rear sales, w/c and access to the garden behind. The first floor is well configured to accommodate further sales (having previously been utilised for beauty therapy) as well as access to the second storage from the middle staircase.

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
Ground floor	42.36	456
Ground floor WC	-	-
First floor	36.51	393
Second floor	33.90	365
Third floor	43.01	463
Basement	29.17	314
Total	184.95	1,991

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:

C (64)

Planning:

The amended use classes would mean this property could be used for E class uses which include retail, cafe/restaurant and coffee shops.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £25,500.00 therefore making the approximate Rates Payable £12,724.50 per annum for 2023/24.

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

Terms:

The property is available leasehold at and asking rent of £29,000 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.

VAT:

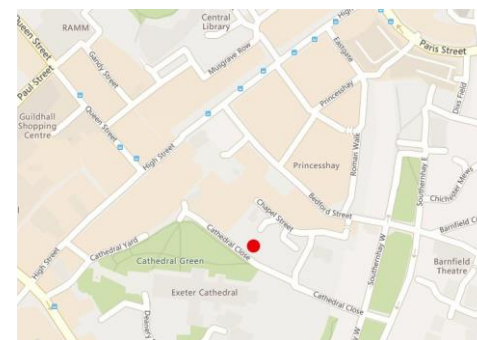
The property has been elected for VAT and therefore VAT will be charged on the rent.

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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