



**To Let**

**Rent from £35,000 pax**

Part Ground Floor and First Floor, 5 Cathedral  
Close, Exeter, Devon, EX1 1EZ

1,697 Sq Ft  
(157.64 Sq M)



## Summary

- Magnificent Grade I listed property in exclusive position opposite Exeter Cathedral
- Unique opportunity for retail and alternative leisure uses (STP)
- Sales accommodation over the ground and first floors
- Outside Terrace overlooking Cathedral Green
- Approx. 1,697 sq ft (157.64 sq m)
- High footfall location
- Other occupiers in the location include Cote, Hotel Indigo, Lorna Ruby, Eat on the Green and The Ivy

## Location:

Cathedral Close is set in a stunning position in Exeter city centre, overlooking the magnificent Gothic cathedral and its gardens.

The shops, bars and restaurants of the city centre are all on its doorstep, including the High Street and Princesshay, with its selection of well-known retail outlets, while there are also plenty of independent retailers and boutiques in the smaller streets to the High Street. Other occupiers in the location include Cote, Hotel Indigo, Lorna Ruby, Eat on the Green and The Ivy as well as numerous independent traders in close proximity.

The area offers excellent transport links and Exeter's four mainline train stations are all within easy reach of the property. Trains run regularly to the smaller nearby cities as well as Bristol, Plymouth and London Paddington.

The A30 and M5 lead to the national motorway network providing convenient road links with Exeter International Airport, approximately five miles away, offering both local and international flights.

## Description:

5 Cathedral Close is a fine Grade I Listed property, set in the most sought-after central Exeter location, opposite the beautiful and historic Cathedral. The property was built in the late 17th century and features handsome red brick elevations, sash windows and stone quoin detailing, while inside there are various splendid original details.

The property consists of prominent retail sales and storage accommodation over the front ground and first floor levels plus additional basement. The ground floor sales area benefits from a high ceiling height with stunning period features overlooking the included terrace and Exeter's gothic Cathedral plus ladies and gents w/c facilities. The first floor benefits from the same features with further storage and w/c facilities providing further sales accommodation to prospective occupiers.

## Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

Approx	sq m	sq ft
Ground floor sales	69.26	746
Ground floor store	8.55	52
First floor sales	66.10	712
First floor store	8.55	92
Total	157.64	1,697

## Service charge:

A service charge will be applicable to the rent. Please enquire further with the marketing agents.

## Services:

We understand that mains gas, 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 (54)

## Planning:

The amended use classes would mean this property could be used for E class uses. The property maybe suitable for alternative uses subject to planning.

## Business rates:

We understand this property has not yet been assessed for rating purposes. Interested parties are advised to contact the valuation office for further information.

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

## Terms:

Available by way of a new effective full repairing and insuring lease. Terms to be agreed. Outlined stepped rent at year 1 £35,000 – year 2 £36,500 – year 3 onwards £39,000.

## Legal fees:

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

## VAT:

All figures quoted are exclusive of VAT if applicable.

## 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

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### Charles Harris

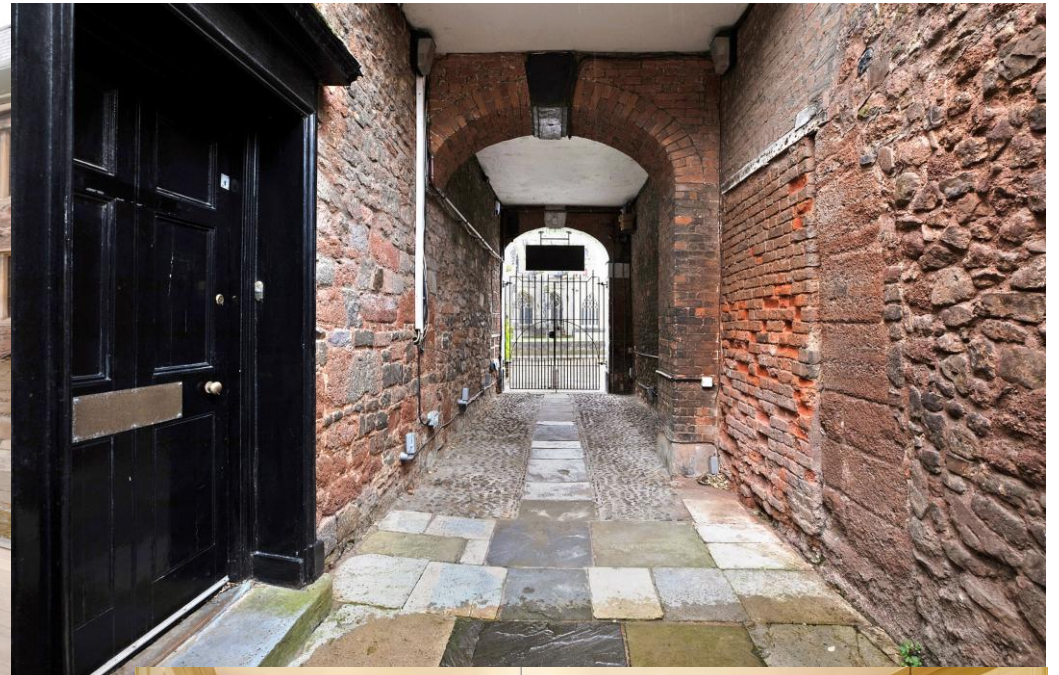
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### Exeter Office

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## Floor Plans Areas outlined in Green

