



For Sale

O.I.E.O.
£675,00 freehold

Core, Mary Arches Street, Exeter, Devon EX4 3AZ

0.1 Acres
(0.04 Hectares)

Summary

- City centre late night leisure venue
- Three separate internal bars
- Part attached on site of 0.1 acre
- Former 2 bedroom flat
- Rare freehold opportunity
- Run under management
- Between principal retail area and independent quarter

Location:

Core is situated on Mary Arches Street just off Fore Street. The area sits between the main retail areas which include Princesshay, The High Street and Guildhall shopping centre and Fore Street, which is predominantly independent retail and locally regarded as the independent quarter. It is considered a popular location for late night leisure, with development nearby to bring more student and residential apartments into the city.

Exeter has a last reported population of circa 130,000 in addition to 35,000 students who study at the university. It is the capital city of Devon with strong educational and commercial sectors, supported by tourism to the historic centre, underpinned by retail and leisure.

Description:

The property comprises a part brick built 3 storey public house/night club fronting Mary Arches street with older two storey building to the rear, fronting St Olaves Close. A rare city centre freehold of just over 0.1 acres. Trading as a bar and late night leisure venue over three trading areas the with enclosed rooftop beer garden the property suits its existing use or may lend itself to alternative use, subject to planning approval.

Accommodation:

Set out over three trade areas over two floors with a former self contained manager's flat on the third floor. The property briefly comprises the main customer entrance to ground floor with long bar servery and seating area on two levels. Accessible WC.

Lower ground floor with customer toilets, lift to first floor, cloakroom, former kitchen/wash up, various stores and beer cellar.

Upper ground floor with separate bar and DJ booth with various stores.

The first floor provides for third bar and seating area, enclosed roof terrace, office and staff rooms.

The third floor can be accessed internally or independently from the street and has not been in use following installation of the trade extraction system. It had provided for a self contained flat with kitchen, lounge, two bedrooms and bathroom. The site is described also by way of the attached floor plans (credit Spatialized, Wakefield).

Approx	sq m	sq ft
Total	0.04	0.1

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:

C (73)

Planning:

Sui Generis use for bar and later night leisure. C3 for former manager flat. Local planning authority Exeter City Council. Having reviewed the planning policy for the local area we note that the property is located in the conservation area and borders (to the East) but sits outside of a designated Secondary Shopping Area. The property does not appear to be the subject of any particularly onerous designation or allocation for a particular purpose. Nearby applications have been approved for other uses such as student and residential.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £99,000, therefore making the approximate Rates Payable £54,945 before a 40% government discount for the trade until March 2026. Council tax band B.

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

Terms:

The property is trading and headline turnover may be available. Offers invited for existing use. Subject to planning proposals considered.

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:

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

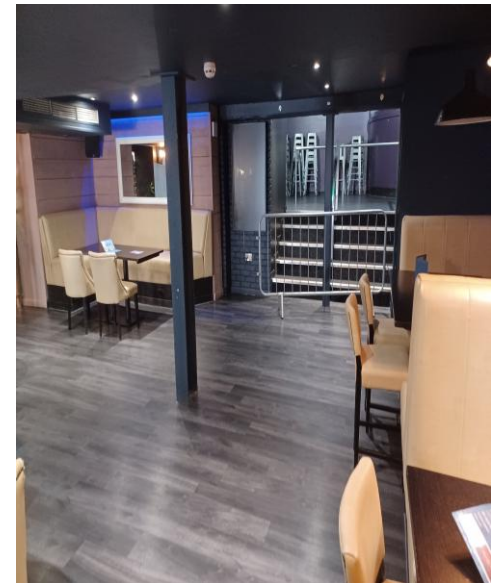
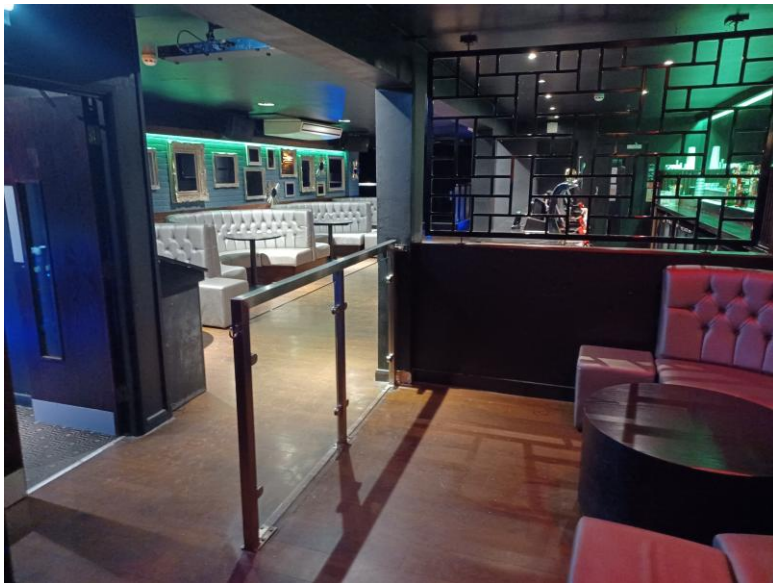
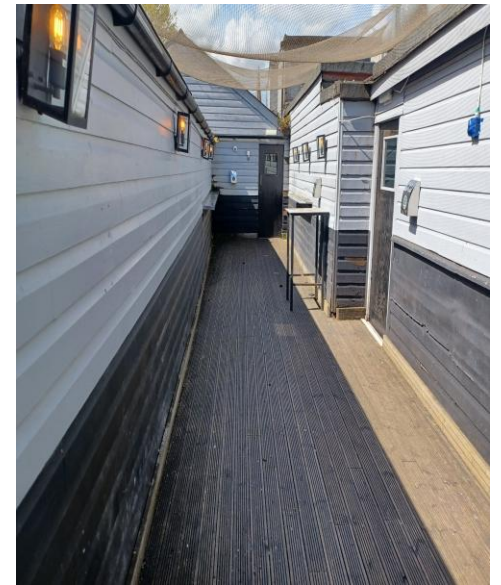
Mike Easton

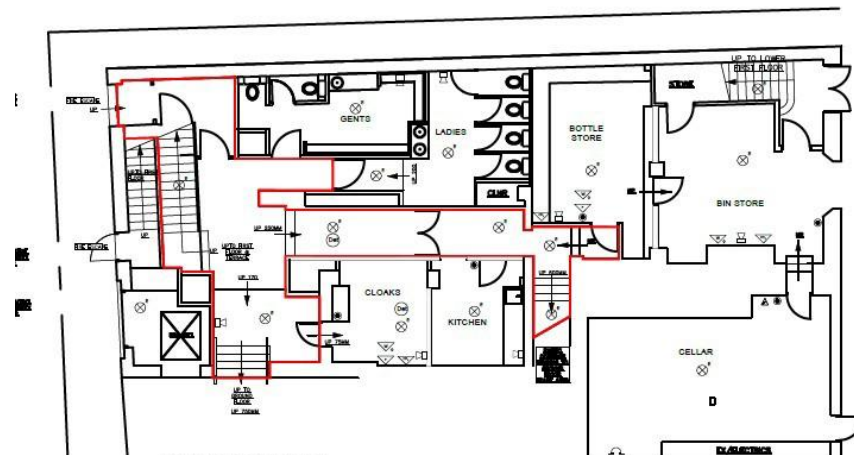
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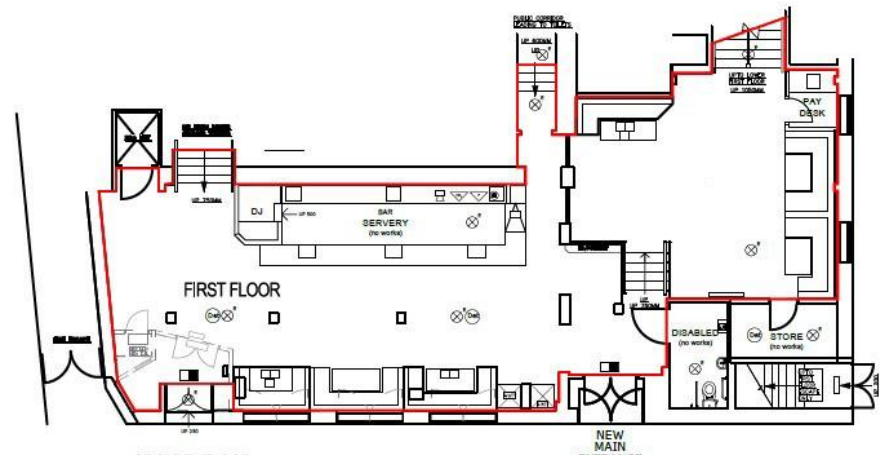
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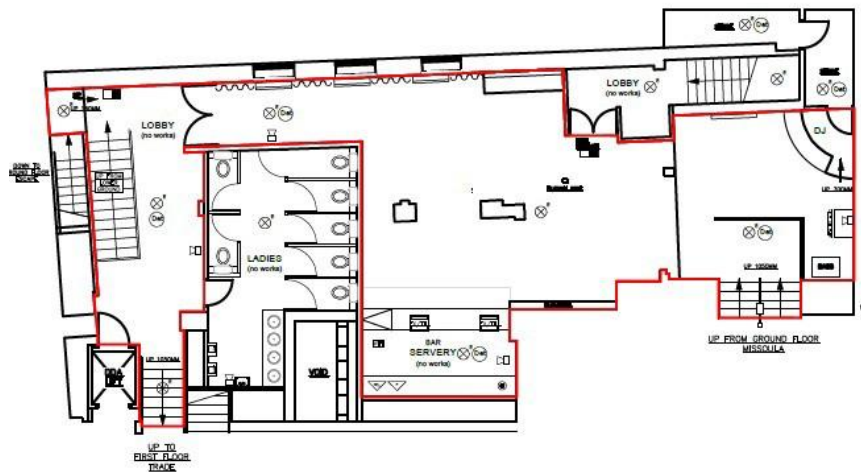




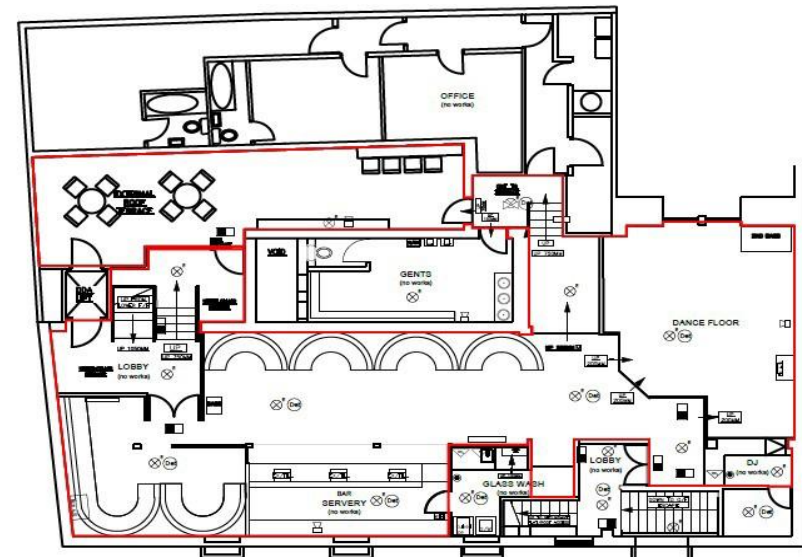
Lower Ground Floor



Ground Floor



Upper Ground Floor



First Floor

