79-82 QUEEN STREET EXETER

PRIME FREEHOLD REVERSIONARY LEISURE / RETAIL INVESTMENT FOR SALE IN A HISTORIC CATHEDRAL TOWN

JACKSON CRISS

INVESTMENT SUMMARY

- Exeter is a dominant regional retailing centre with an affluent catchment and is the principal commercial centre for Devon.
- Strong tourism economy with approximately 500,000 staying visitors and over 1.5m day visitors each year, spending in excess of £166m per annum.
- The property occupies a prominent trading position on Queen Street with a dual frontage onto St Peter Street, in the heart of Exeter's Dining Circuit.
- Total floor area of 13,234 sq ft, arranged over ground, basement and two upper floors
- Freehold.
- Total current passing income of £151,800 pa with a WAULT to expiry of 17.43 years.
- Revolution Bars Limited's rent has a guaranteed increase to £141,000 pa on 8th August 2027, reflecting a 20% increase.
- Snappy Snaps have recently removed their break clause effective 31/12/2025 indicating their commitment to the property.

WE ARE INSTRUCTED TO SEEK OFFERS IN EXCESS OF £1,780,000 (ONE MILLION SEVEN HUNDRED AND EIGHTY THOUSAND POUNDS) SUBJECT TO CONTRACT AND EXCLUSIVE OF VAT, WHICH REFLECTS A NET INITIAL YIELD OF 8.02%, INCREASING TO 9.5% IN AUGUST 2027, AFTER ALLOWING FOR THE DEDUCTION OF STANDARD PURCHASERS' COSTS. THE PRICE REFLECTS A CAPITAL VALUE OF £135 PER SQ FT.

LOCATION

Exeter is a historic Cathedral and University City located in the south west of England and is the main commercial centre for Devon. Exeter is located approximately 45 miles (72 kilometres) east of Plymouth, 81 miles (130 kilometres) south west of Bristol and 175 miles (280 kilometres) south west of London.

Exeter benefits from excellent transport links and is located 2 miles west of the M5 motorway, with Junctions 29, 30 and 31 all providing access to the City Centre. To the west of Exeter is the A38 (Devon Express Way), giving direct access to Plymouth and the A30 to Cornwall. The A30 also links to the A303 to the east, providing a trunk road connection to the M3 motorway and thereon to London.

The City has two mainline railway stations, Central and St David's, both of which have direct services to numerous towns and cities throughout the National Rail Network. The fastest journey time to London Paddington is approximately 2 hours and 30 minutes.

Exeter International Airport is located 6 miles (10 kilometres) to the east of the City, with a range of UK and international flights to destinations that include Madrid, Munich, Dublin, Geneva, Nice and Edinburgh.

DEMOGRAPHICS

Exeter has an estimated primary catchment population of approximately 508,000 and is categorised by PMA as a Regional centre. The population is boosted significantly by tourism, as well as a large student population. The South West Tourism Alliance estimates approximately 500,000 staying visitors and over 1.5 million day visitors each year, spending in excess of £166m per annum and helping to support 4,000 jobs. The estimated shopping population of Exeter is 337,000, ranking the City 26 of the 200 Promis Centres.

In addition, Exeter University is one of the top Russell Group universities in the country, which together with Exeter College attracts in excess of 28,000 students. The City has an affluent catchment, which ranks 18th in the UK in terms of the volume of retail spend available in the catchment area.

The per capital retail spending levels are significantly above the Promis average (Source: CACI). The service sector as a whole accounts for 53% of total employment in Exeter and professional and business services and finance sectors together account for an above average 13.2% of total employment. The City has strong industry and service sectors, with the Met Office being one of the three largest employers in the area, together with the University and Devon County Council. Other major private and public sector employers represented in Exeter include the Met Office, EDF Energy, Flybe, Devon and Cornwall Constabulary and South West Water.

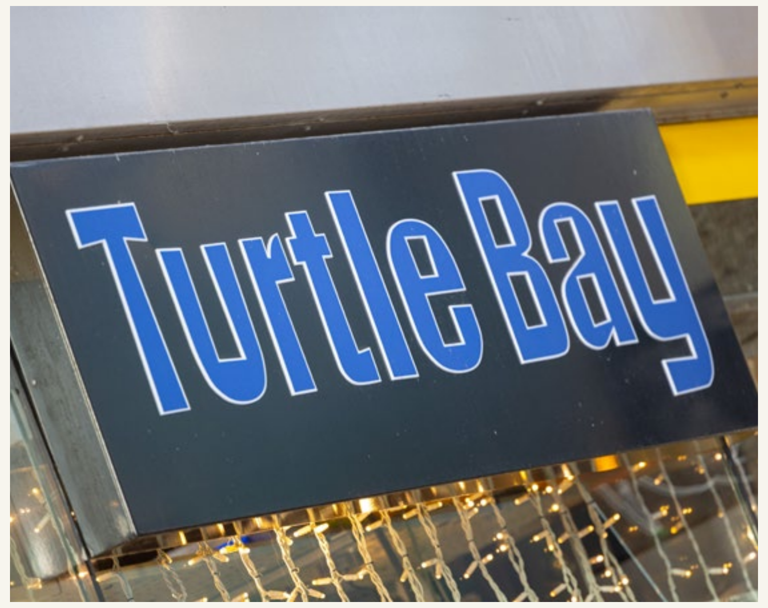
RETAILING AND LEISURE IN EXETER

Exeter's central shopping area comprises an estimated 1.3m sq ft of retail floor space, ranking the city 43rd in the UK on this measure. The prime retailing thoroughfares are located within the pedestrianised section of the High Street, between the Guildhall Shopping Centre and the entrance to the Princesshay Shopping Centre. The Princesshay Shopping Centre extends to approximately 530,000 sq ft of retail accommodation, with key retailers including Zara, Hollister, Next and Hennes.

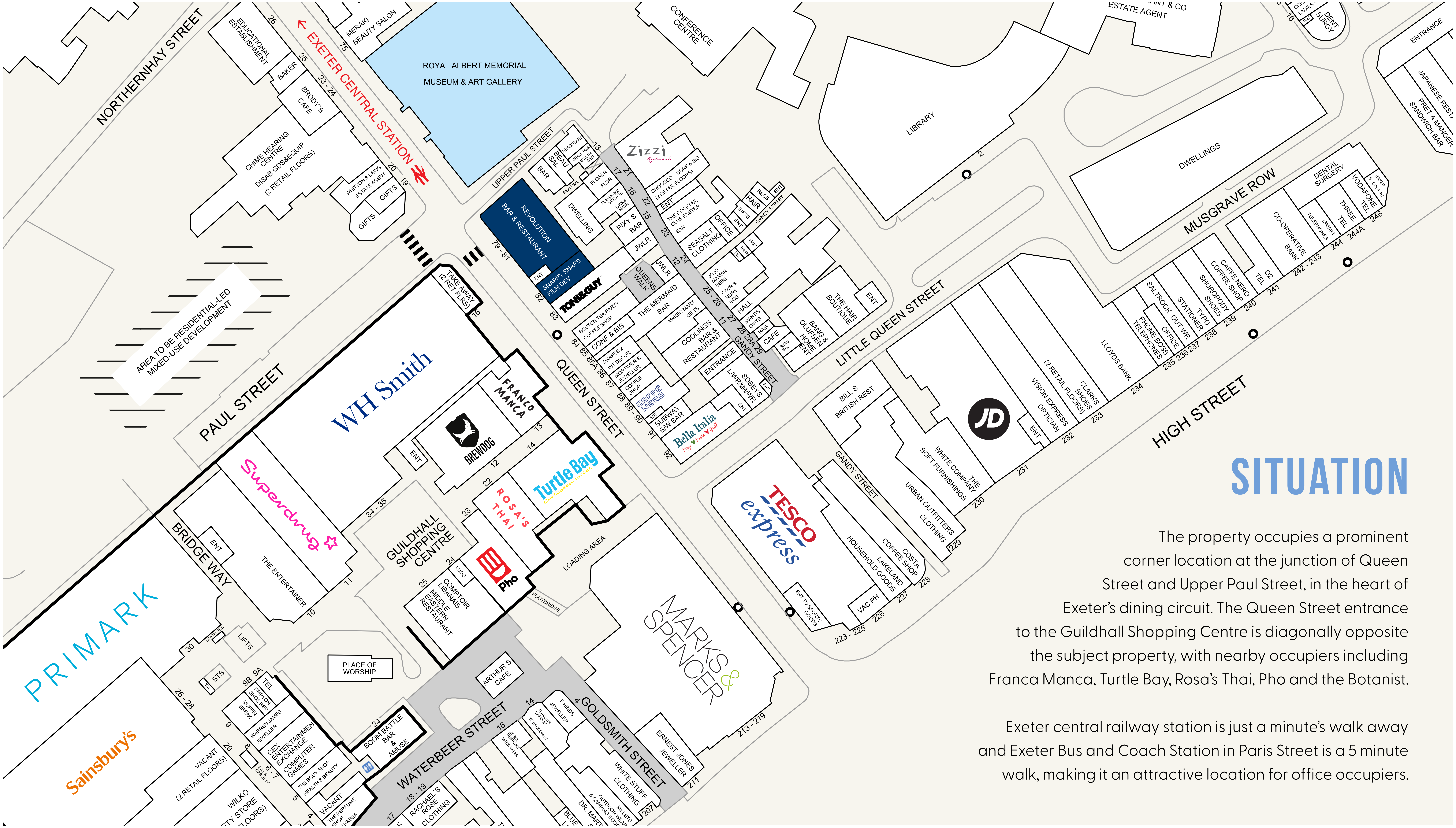
The prime retailing is further complimented by the Exeter City Council owned Guildhall Shopping Centre, which is anchored by Primark and has a significant leisure extension called Queen Street Dining, with tenants including Franca Manca, Turtle Bay, The Botanist, Rosa's Thai and The Stable, with an entrance immediately opposite the subject property. The development won the Revo Gold award for best catering and Leisure destination in 2016.

JOHN LEWIS & PARTNERS

M&S



Cathedral Yard is an attractive shopping and leisure location overlooking Exeter Cathedral, popular with local and national retailers, including The IVY, Cote and Giggling Squid.



SITUATION

The property occupies a prominent corner location at the junction of Queen Street and Upper Paul Street, in the heart of Exeter's dining circuit. The Queen Street entrance to the Guildhall Shopping Centre is diagonally opposite the subject property, with nearby occupiers including Franca Manca, Turtle Bay, Rosa's Thai, Pho and the Botanist.

Exeter central railway station is just a minute's walk away and Exeter Bus and Coach Station in Paris Street is a 5 minute walk, making it an attractive location for office occupiers.

DESCRIPTION

The property is arranged on ground, basement and two upper floors, and comprises a public house trading as Revolution, arranged over basement, ground and two upper floors and a ground floor shop trading as Snappy Snaps, with the Revolution demise oversailing it.

The property is Grade II listed.

TENANCIES

The property is let to two tenants, Revolution Bars and Snappy Snaps as detailed in the tenancy and accommodation schedule, producing a current rent of £151,500 per annum exclusive. The rent increases to £180,000 per annum on the 8th August 2027 in line with the agreement set out in Revolutions' restructuring plans, whereby the tenant currently only pays 80% of the contractual rent of £141,000 per annum, up to and including 8th August 2027.

The vendor and Snappy Snaps have recently completed a Deed of Variation removing the Snappy Snaps break clause effective 31/12/2025.

The WAULT to expiry is 17.43 years and 10 years to break.

RENTAL VALUE

It is our opinion that the estimated rental value as of todays date would lie in the region of £180,000 pa, as detailed in the accommodation and tenancy schedule.

Further information is available on request.

ACCOMMODATION

The property comprises a total floor area of c.13,234 sq ft (1,229 sq m), which is more particularly described in the tenancy and accommodation schedule below.

UNIT	TENANT	ACCOMODATION SCHEDULE (SQ FT)		TOTAL (SQ FT)	TOTAL (SQ M)	LEASE START	LEASE EXPIRY	RENT REVIEW	BREAK DATE	RENT PA	RENTAL VALUE	EPC	ASSUMPTIONS / COMMENTS
79-81 Queen Street	Revolution Bars Limited	Ground Sales: Basement Ancillary: First Floor Sales/Ancillary: Second Floor Ancillary:	3,253 3,177 3,843 1,795	12,068 (GIA)	1,121	18/03/2022	17/03/2047	18/03/2027	17/03/2037	£112,800	£141,000	B 29	As part of their CVA Revolution Bars have agreed to pay 80% of the contractual rent from 08/8/2024 up to and including 08/08/2027.
82 Queen Street	Snappy Snaps Franchises Limited	Ground Sales: ITZA: Ground Ancillary:	802 555 364	1,166 (NIA)	108	14/01/2019	13/01/2029			£39,000	£39,000	B 40	31/12/2025 break clause has been removed.
				13,234	**1,229**					**£151,800**	**£180,000**		

REVOLUTION

Revolution Bars Limited (08838980) is a trading entity of The Revel Collective a national operator of premium day and night-time bar and restaurants, brands operated include Peach Pubs, Revolucion de Cuba and Founders & Co. As of January 2025, the group operates 65 bars & pubs, employs more than 1,800 people and has an annual turnover in excess of £145 million.

A summary of The Revel Collective PLC's last three years are summarised below:-

	29 Jun 2024	01 Jul 2023	02 Jul 2022
Turnover (£)	149,500,000	152,600,000	140,800,000
EBITDA (£)	8,876,000	11,732,000	13,606,000
Total Assets (£)	91,360,000	139,540,000	130,226,000

snappysnaps

Snappy Snaps Franchises Limited (02632020) is a British photographic services franchise founded in 1983 and is part of the Timpson Group following their acquisition in 2011. The company has 124 stores in the UK predominantly throughout the South of England and employs over 400 people.

A summary of the tenants accounts for the last three years is set out below: -

	30 Sep 2023	01 Oct 2022	25 Sep 2021
Turnover (£)	8,471,723	7,323,154	4,623,645
Pre-Tax Profit (£)	1,823,485	1,757,755	806,826
Total Net Worth (£)	3,168,539	6,967,279	5,512,682

Snappy Snaps Franchises Limited have an Experian score of 67/100 reflecting below average risk.

TENURE

Freehold

EPC

The EPC ratings for the units are as follows:-
79-81 Queen Street (Revolution Bars) – B 29
82 Queen Street (Snappy Snaps) – B 40
Further information is available on request.

VAT

The property is elected for VAT purposes. It is anticipated that the transaction will be treated as a Transfer of a Going Concern (TOGC).

PROPOSAL

We are instructed to seek offers in excess of £1,780,000 (One Million Seven Hundred and Eighty Thousand Pounds) subject to contract and exclusive of VAT, which reflects a net initial yield of 8.02%, increasing to 9.5% in August 2027, after allowing for the deduction of standard purchasers' costs. The price reflects a capital value of £135 per sq ft.

CONTACT

PHILIP HAY BSc (Hons) MRICS
phay@jacksoncriss.co.uk
07770 580 590

RHODRI JONES BSc (Hons) MSc
rjones@jacksoncriss.co.uk
07570 684 444