

**Unit 10A
Guildhall
Exeter EX4 3HP**

PRIMARK® Sainsbury's



ROSA'S THAI

Superdrug ☆

BREWDOG



wilko



Fully Fitted Spa Unit To Let

Suitable for other Class E Uses



JACKSON
CRISS

LOCATION

Guildhall Shopping & Dining is prominently positioned on the High Street (close to Cathedral Yard) and Queen Street, nestled in the heart of the cultural and tourist quarter.

Guildhall car park provides 397 spaces (8 am to midnight).

Guildhall Shopping is a vibrant shopping destination housing Primark, Sainsbury's, Superdrug, W H Smith, Muffin Break, H Samuel, CEX and Warren James.

Wilko (trading c 44,000 sq ft at ground and first) re-opened 1st December, under the ownership of The Range.

The unit is located close to Primark, Superdrug, Sainsbury's, Wilkos and the stairs + lifts leading to the car park.

Guildhall is home to Queen Street Dining, a cluster of premier restaurants capturing the all day and evening dining market and is the place to be to meet, eat, shop and socialise in Exeter.

F&B occupiers include Brewdog, Franco Manca, Pho, The Botanist, Tortilla, Comptoir Libanais, The Terrace, Turtle Bay, Rosa's Thai and Chopstix.

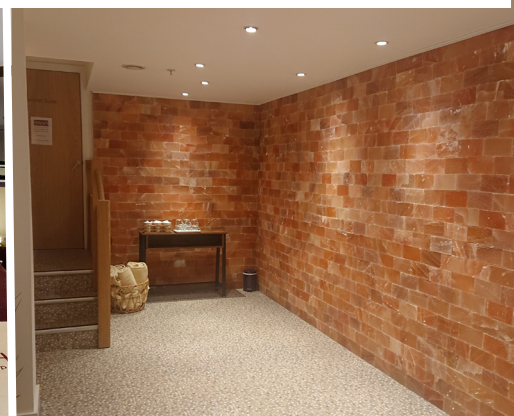
Boom Battle Bar (axe throwing, darts, crazy golf, beer pong and shuffleboard) add to the appeal of Guildhall.

ACCOMMODATION

Ground Floor Lobby Entrance

Basement: 4,139 sq ft

384.53 sq m





TERMS

The property is available on a new effectively full repairing and insuring lease for a term to be agreed, subject to upward only 5 yearly rent reviews.

SERVICE CHARGE & INSURANCE

Service charge is currently £11,411 pa and £1,496 pa for insurance.

RATEABLE VALUE

£19,250 - 2023 assessment

RENTAL

£27,000 pa + VAT, subject to contract.

EPC

The EPC rating is D87 - a copy available upon request.

VIEWING

For further information, please contact:

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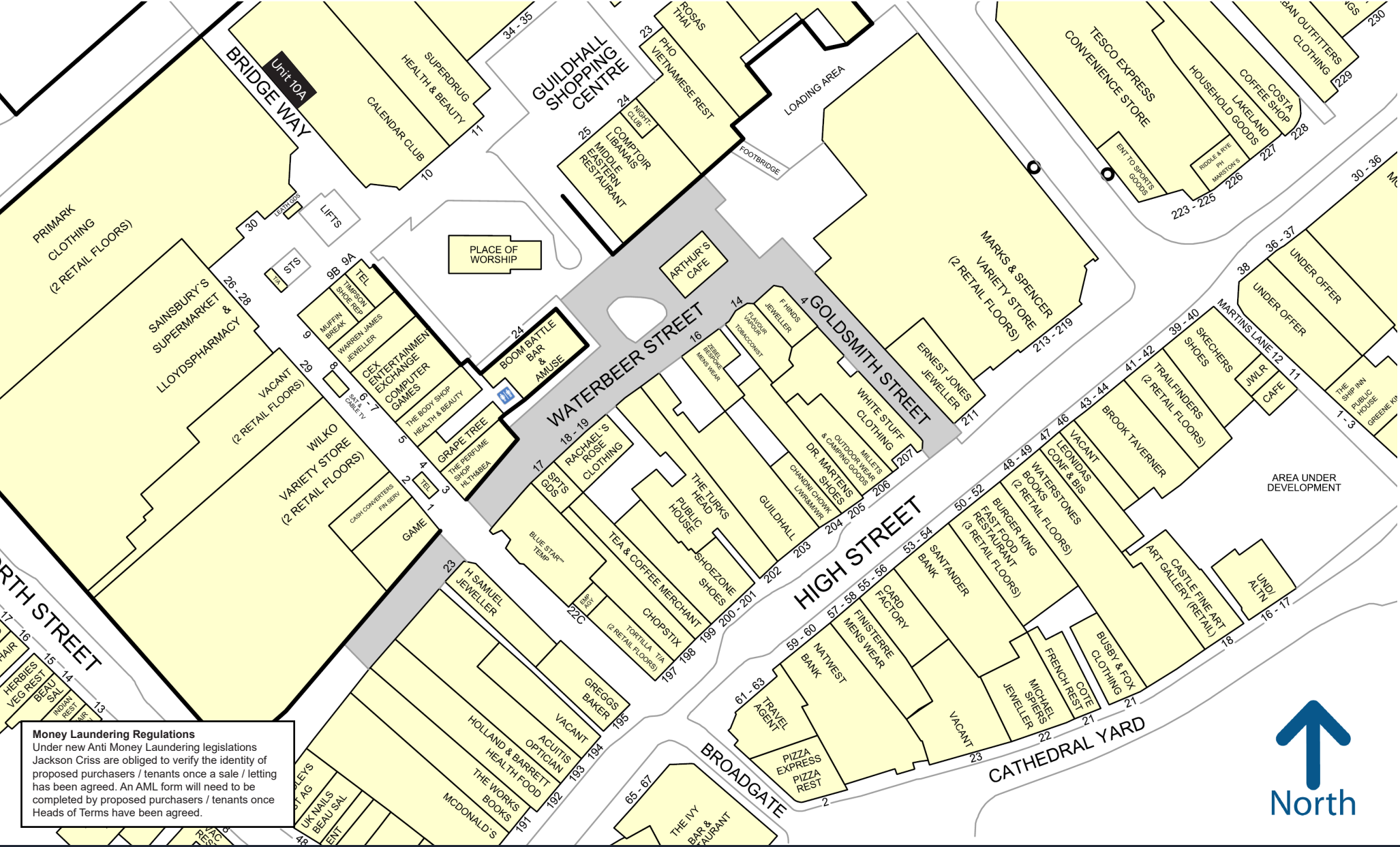
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