Unit 25
Guildhall
Exeter EX4 3HP

PRIMARK Sainsbury's





















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 under the ownership of The Range.

The unit occupies a prominent corner location on the main entrance mall linking High Street to **Primark, Sainsbury's** and **Wilko with Perfume Shop** and **H Samuel** nearby.

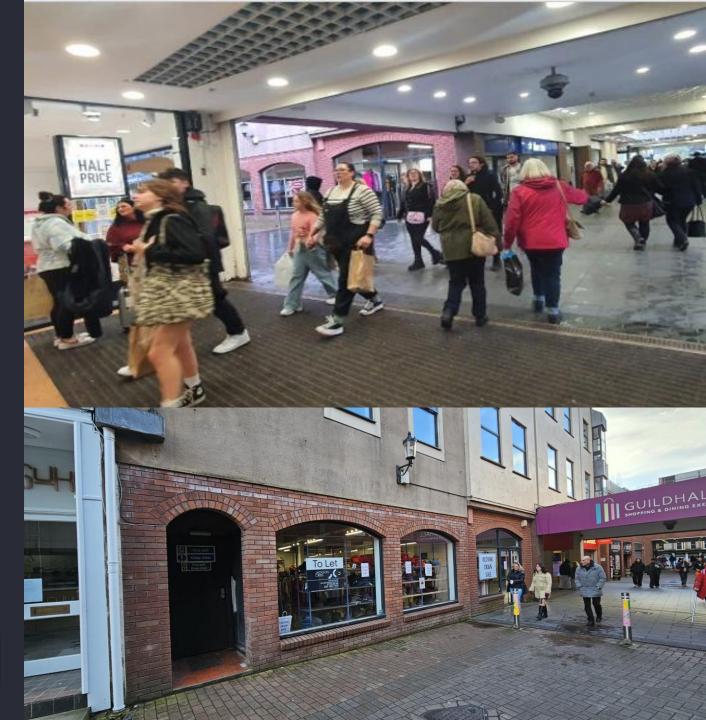
Guildhall is home to Queen Street Dining, a cluster of premier restaurants capturing the all day and evening dining market and is the place to be to meet, eat, shop and socialise in Exeter.

F&B occupiers include **Brewdog**, **Franco Manca**, **Pho**, **The Botanist**, **Tortilla**, **Comptoir Libanais**, **Ludo Sports Bar**, **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: 2,195 sqft 203 sqm First floor 1,331 sqft 124 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 £37,082 pa and c £1,700 pa for insurance.

RATEABLE VALUE

£97,000 - 2023 assessment

RENTAL

Upon application.

EPC

The EPC rating is C54 - a copy available upon request.

VIEWING

For further information, please contact:

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