

Unit 4
Guildhall
Exeter EX4 3HP

PRIMARK Sainsbury's

GrapeTree  Superdrug 

THE PERFUME SHOP

ROSA'S THAI

BREW DOG


BOOM
BATTLE BAR

H.SAMUEL

MUFFIN
BREAK

wilko

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 (trades c 44,000 sq ft at ground and first) reopened under the ownership of The Range.

Unit 4 is located close to Sainsbury's, H Samuel, Wilko, Perfume Shop, CEX, Primark.

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:	684 sq ft	63.55 sq m
Basement:	536 sq ft	49.79 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 £11,430 pa and c £575 pa for insurance.

RATEABLE VALUE

£38,250 - 2023 assessment

RENTAL

£40,000 pa + VAT, subject to contract.

EPC

The EPC rating is C- copy available upon request.

POSSESSION

Upon completion.

VIEWING

For further information, please contact:

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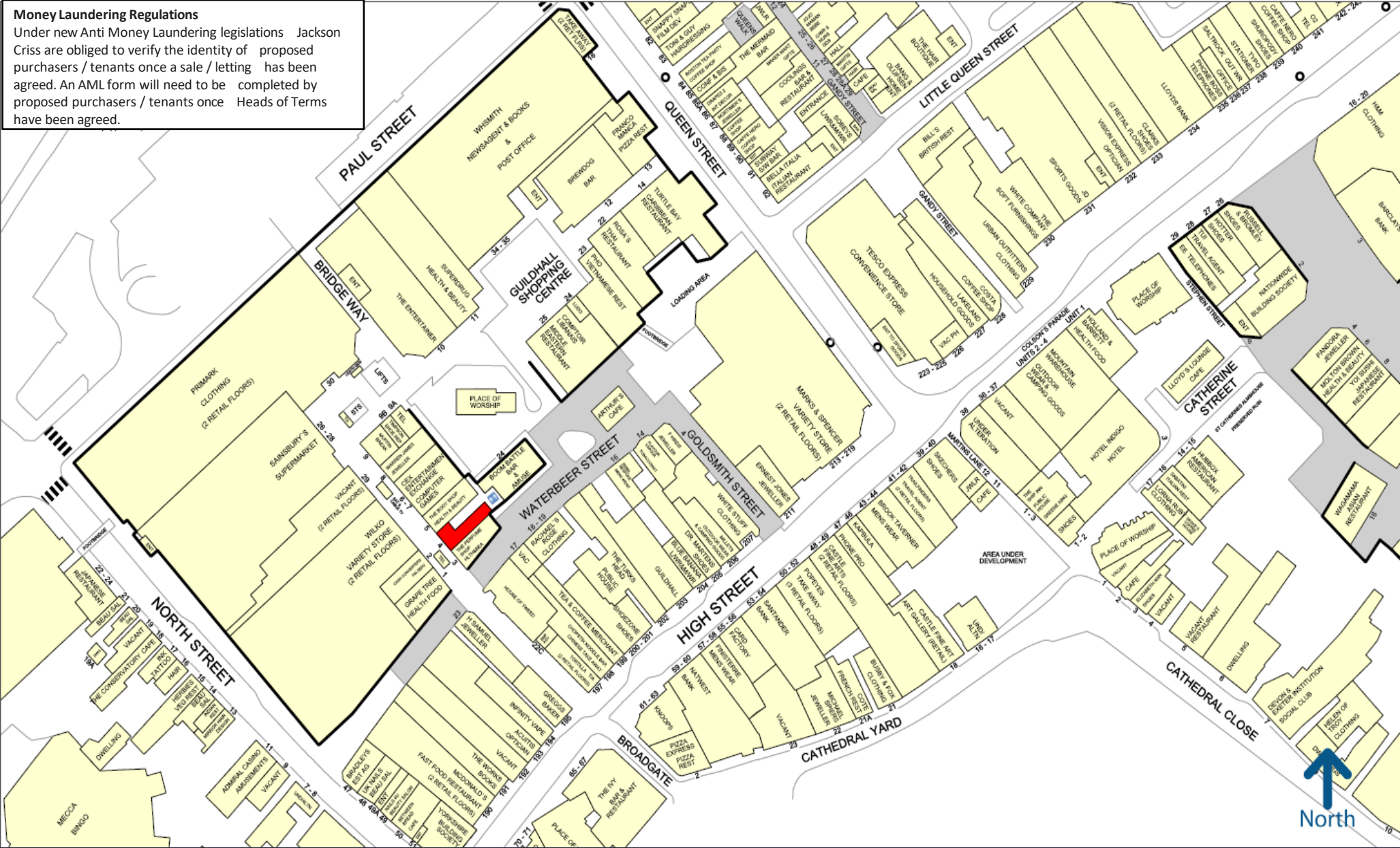
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