

Unit 4
Guildhall
Exeter EX4 3HP

JACKSON
CRISS

PRIMARK® Sainsbury's



ROSA'S THAI

Superdrug ☆

BREWDOG



wilko



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) is to reopen 1st December, under the ownership of The Range.

Unit 4 is located close to Sainsbury's, Wilko, Body Shop, Perfume Shop and Primark. Grapetree are upsizing to Unit 1 opposite (opening Spring 2024).

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: | 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 £10,957 pa and £442 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

Available March 2024.

VIEWING

For further information, please contact:

Jacob Matthews

jacobm@jacksoncriss.co.uk

07817 722 323

Andrew Criss

andrewc@jacksoncriss.co.uk

07831 213 396

020 7637 7100



Money Laundering Regulations
 Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.



IMPORTANT NOTICE: Jackson Criss, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson Criss have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**JACKSON
 CRISS**