Unit 4 Guildhall Exeter EX4 3HP

PRIMARK Sainsbury's







ROSA'S THAI



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

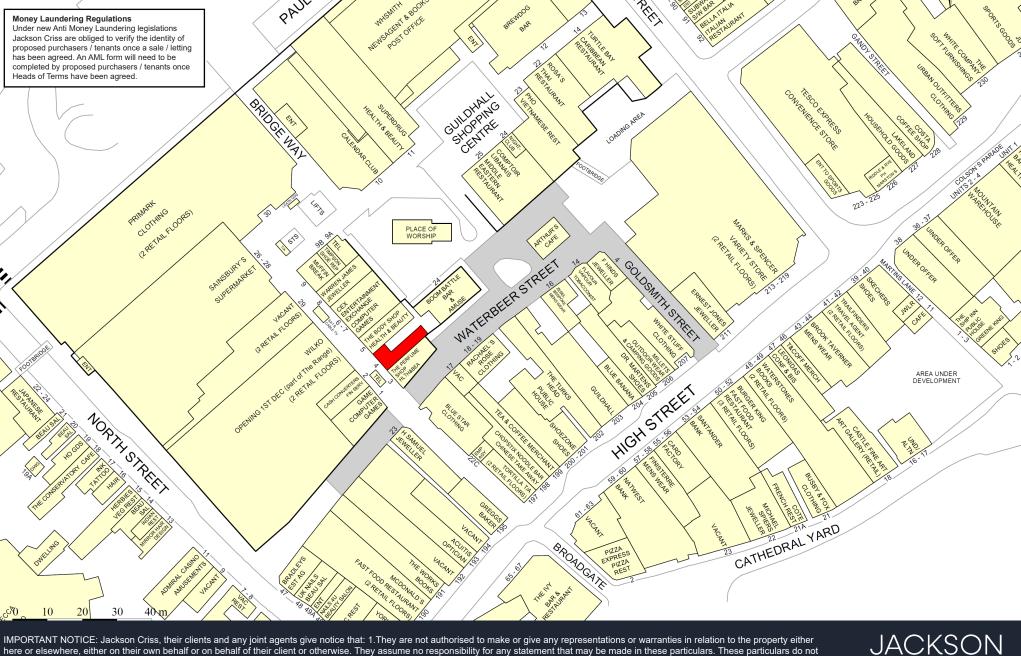
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