

EXETER

GUILDHALL

SHOPPING & DINING

UNIT 25

E CLASS UNIT TO LET



Unit 25

Guildhall Shopping Centre









LOCATION

Exeter is the county town of Devon and is a major economic centre in the South West, with a primary catchment of 149,185 (source: CACI). Exeter is located 45 miles (72 km) from Plymouth, 79 miles (127 km) from Bristol, and 174 miles (280 km) from London.

Guildhall Shopping Centre is prominently positioned on the High Street and nestled in the heart of cultural tourist quarter.

Guildhall Shopping Centre is a thriving, well established retail shopping destination in the city. Retail tenants include Primark, Wilko, Sainsburys, Superdrug, W H Smith and Body Shop.

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

Occupiers include Brewdog, Franco Manca, Pho, Turtle Bay, Absurd Bird and Comptoir Libanais.

DESCRIPTION

Unit 25 comprises the following floor areas:

Ground Floor	2,195 sq ft	203 sq m
First Floor	1,331 sq ft	124 sq m

TERMS

The property is available on a new full repairing and insuring lease for a term to be agreed.

RENT

£85,000 pa.

SERVICE CHARGE

£27,047 pa.

RATEABLE VALUE

The property has a Rateable Value of £107,000.

EPC

An EPC is available upon request.

VIEWING

For further information, please contact:

James Bailey 020 7637 7100
jamesb@jacksoncriss.co.uk 07733 220 971

Andrew Criss 020 7637 7100
andrewc@jacksoncriss.co.uk 07831 213 396

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.



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