

Riddle & Rye

223-226 High Street, Exeter, EX4 3LR



Leasehold Licensed Premises Rental Offers Invited Sole Letting Agent

- Prime location on Exeter High Street
- Bar/Nightclub opportunity with frontage onto a popular commercial circuit
- Large basement Gross Internal Area of approximately 4,695 sq ft
- Available on a new agreement with terms to be agreed
- Alternate use potential subject to obtaining the necessary consents

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Location

Exeter is a cathedral city in Devon located on the River Exe approximately 40 miles northeast of Plymouth and 75 miles southwest of Bristol. The city has a population of approximately 130,000 residents and is home to the University of Exeter which enrolls approximately 23,000 students every year. The subject property fronts the High Street along with other national operators such as Marks & Spencer, Urban Outfitters, Waterstones amongst various others.

Accommodation

The Riddle & Rye currently operates as a Marston's managed house and occupies the basement of 223-226 High Street, a partly Grade II* listed five storey building which is also let to Tesco Metro and Sports Direct. The premises is mainly located at basement level but benefits from a ground floor entrance fronting the High Street. The trade areas comprise a bar servery and open plan trade area with split level flooring accommodating circa 140 covers. Ancillary areas comprise of customer WC's, catering kitchen, office, beer store and laundry room. The premises has a fire exit which leads onto a side alley connecting to the High Street.

Area	Gross Internal Area (GIA)
Ground Floor	175 sq ft
Basement	4,695 sq ft
Total	4,870 sq ft

This property offers an excellent opportunity to acquire a bar/nightclub in a prime location on the leisure circuit in Exeter city centre.



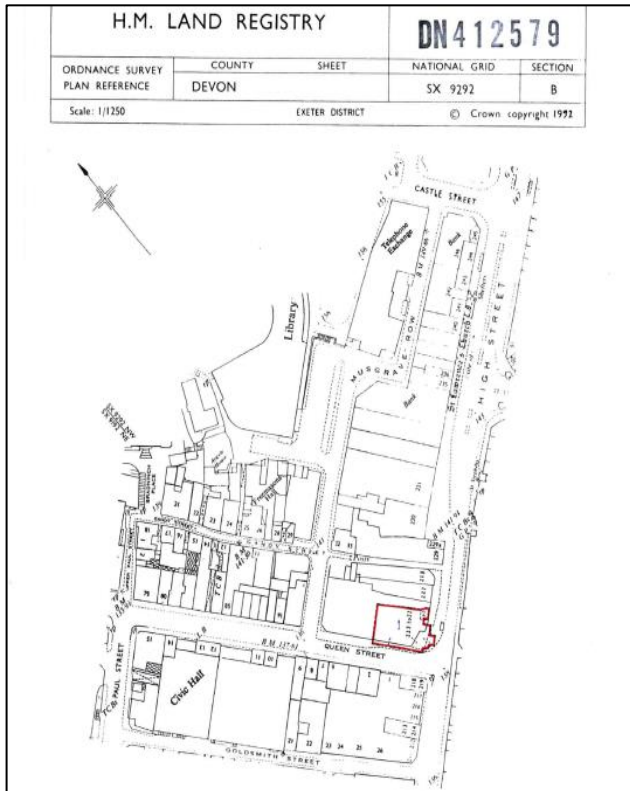
☎ 01225 789 343

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General Information

Rating

The current Rateable Value is assessed at £73,650

Licences

It is understood that the property currently possesses a Premises Licence

Services

It is understood all mains services are connected to the property.

Trading

The premises is currently open for trading. Historic turnover information will be provided to bona fide interested parties.

Tenure

The premises is currently let to Marston's Estates Limited for a term of 25 years expiring on 23 April 2024 at a passing rent of £70,750 per annum. The premises are available either by a new lease/sublease at a rent and terms to be agreed subject to landlords consent or an assignment of the existing lease.

Fixtures and Fittings

Trade fixtures and fittings will be included within the letting with the exception of any third party or leased item. An inventory will not be provided.

Energy Performance Certificate

The property is partly Grade II* listed and does not require an EPC.

VAT

VAT will be applicable on the letting of this property.



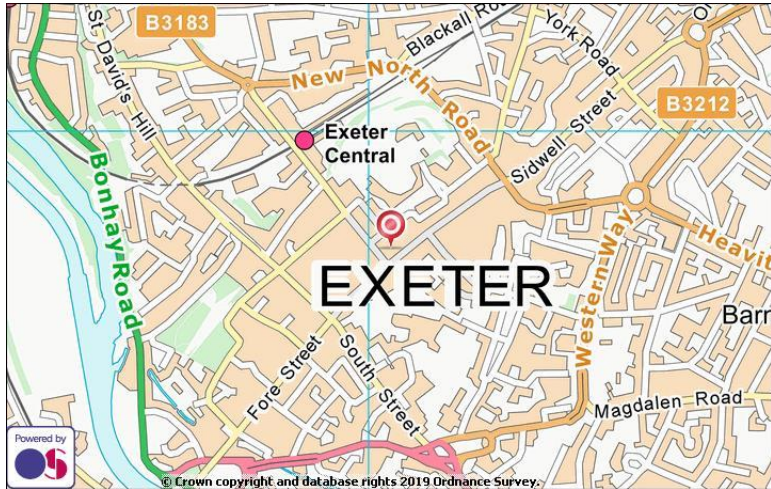
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Agent Details

For further details please contact



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Disclaimer

JAMES A BAKER for themselves and for the vendors of this property, whose agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
2. Descriptions, dimensions, plans, reference to condition and planning permission for use and occupation and other details are given without responsibility and intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each item.
3. It is emphasized that in these particulars of sale, items of furniture, fixtures, fittings and equipment mentioned are for descriptive purposes only and do not necessarily form part of the trade inventory referred to above.
4. No person in the employment of James A Baker has any authority to make or give representation or warranty whatsoever in relation to this property.

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