

alder king

PROPERTY CONSULTANTS

TO LET



Café at Tithebarn Local Centre

Tithebarn Way, Exeter, EX5 2FN

New high quality restaurant or café sitting alongside a Tesco Express Store

Available Q4 2024 1,102 sq ft (102 sq m) net approx

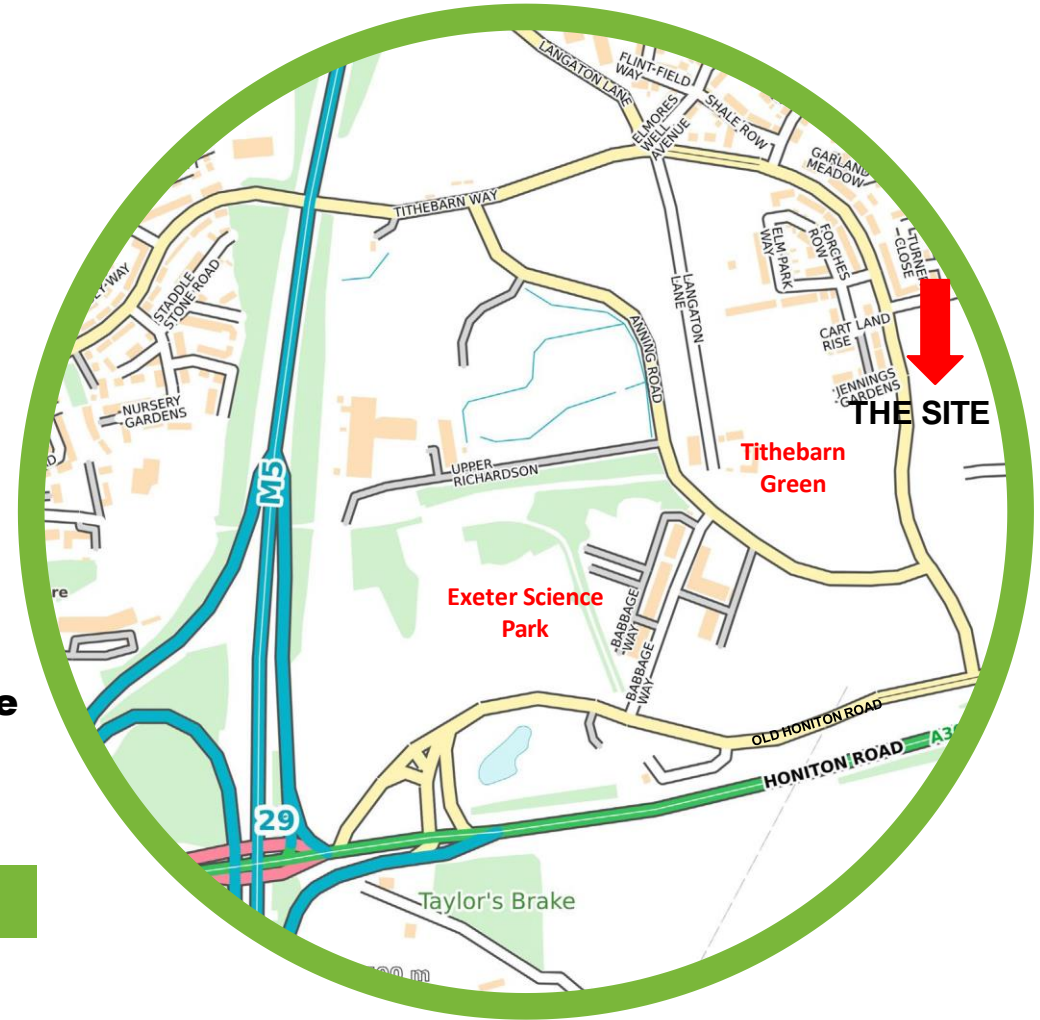
CGI for illustrative purposes only

Location

The accommodation forms part of the Local Centre, sited within the new Tithebarn Green mixed use development.

It is highly accessible, being located close to Junction 29 of the M5 which links to the A30. It benefits from excellent connectivity to bus and cycle routes, and it is within walking distance of Pinhoe Railway Station.

It is situated in close proximity to the 300 space Exeter Science Park and Change facility.



A38



5 miles

M5



1 mile

Plymouth



40 miles

City Centre



4 miles

SAT NAV: EX5 2FN



1,600+ houses
Under construction

Allocated
school site

Local
Centre

Exeter Science Park

Exeter
Gateway
Office Park

Hotel
Under
Construction

Park and
Change
completed

A30

Jn 29 M5



Accommodation

Description

The Café will form part of the new Local Centre within the Tithebarn mixed use development area, comprising in excess of 1,600 homes and a substantial employment allocation, including the Exeter Science Park. There is an allocated site for a Primary School within 200 metres and sports pitches and children's play areas under construction adjacent and opposite the site.

Prominently situated on Tithebarn Way, the building sits central to the development. The unit is adjacent to a Tesco Express convenience store and directly opens onto the new public square, with the opportunity to provide additional outdoor seating.

Availability

Anticipated completion - Q4 2024.

Area (Net Internal)	Sq ft	Sq m
Whole	1,102	102

Specification

The accommodation will be built to shell and core standard to provide the tenant with flexibility of fit-out to reflect any bespoke requirements. Initially the space will be completed to the following standard:

- Two pedestrian access points
- Powder coated openable aluminum windows
- Utilities connections
- Shared parking
- BREEAM Very Good rating

Allowance has been made for LTHW perimeter heating (connected to the district heating network) but consideration will be given to alternative heating and air conditioning systems.



► Planning | Rates | EPC | Terms

Planning

The accommodation has consent for a restaurant or café use.

Business Rates

The property has yet to be assessed.

Energy Performance Certificate

An EPC will be commissioned on completion.

Lease Terms

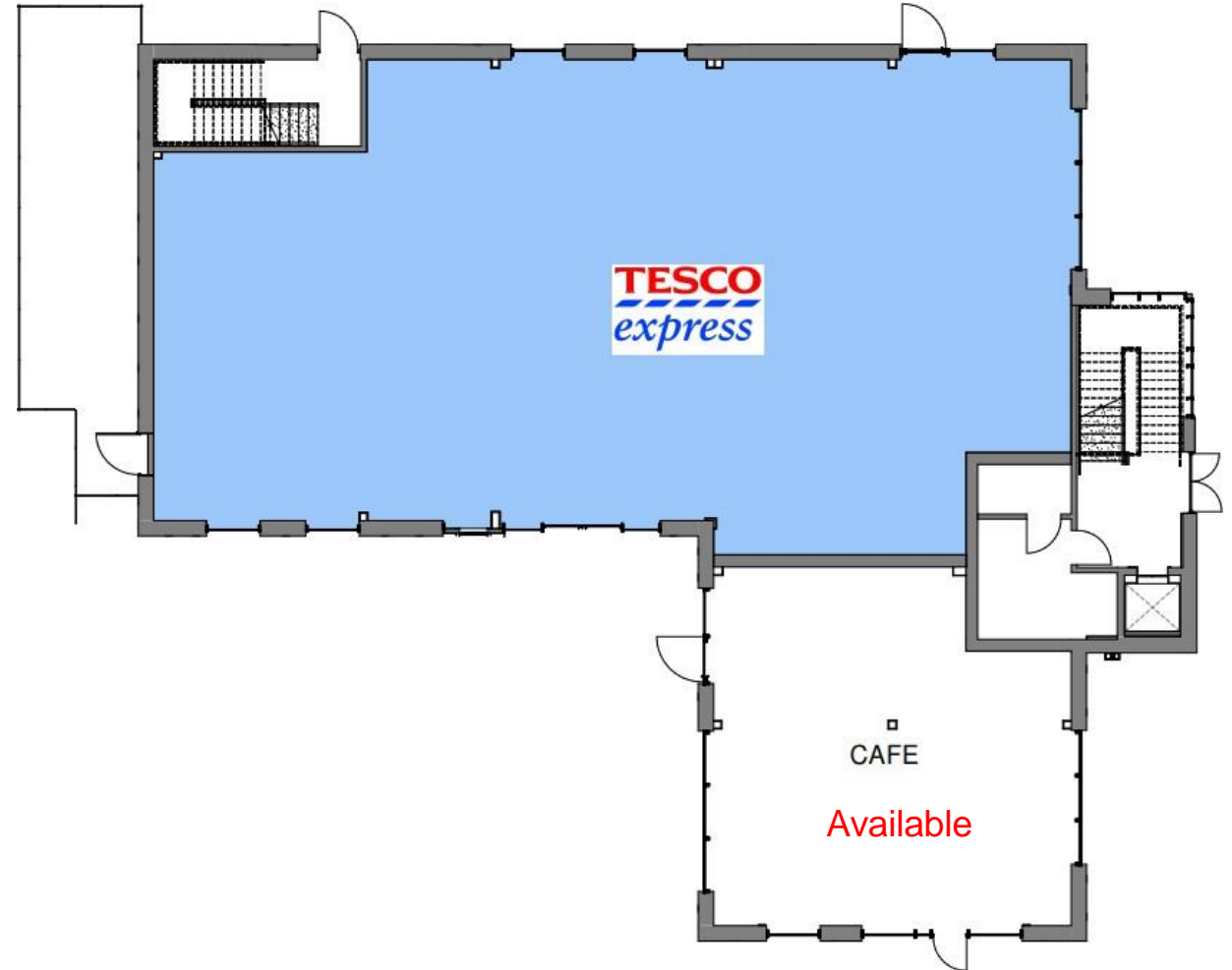
The property is available on a new full repairing lease with terms to be negotiated. The quoting rent is subject to use, lease length and covenant.

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

Under the Finance Acts 1989 and 1997, VAT will be levied on the rent



For Further Information

Please contact the agents:



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AK Ref: NS/JAS/84179/REV 5
Date: January 2024
Subject to Contract



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