



EX4

162-163 Fore Street, Exeter, Devon EX4 3AT

Offers Invited



Offers invited for leasehold interest, quality fixtures and fittings plus goodwill



## FEATURES

- Three large free-of-tie bars in one building
- Prime Exeter city centre location
- Each bar has self-contained entry/exit
- Ground floor bar – capacity 250
- Basement bar / club and music venue – capacity 180
- First floor bar – capacity 100
- Two sets of customer WCs plus disabled

## LOCATION

Exeter is one of the most vibrant and attractive cities in the South West. Located just off the M5 Motorway with its only commercial airport, Devon's capital city has many benefits.

There is a thriving commercial and banking sector together with one of the Country's premier University's where some 23,000 students come to study every year which boosts the resident population of around 130,000.

EX4 is situated in a central trade position close to the city's pubs and restaurants in a great trading position.

## THE BUSINESS PREMISES

### Ground Floor Bar

(21.5 m x 11.5 m max)

With four large glass doors providing spacious entrance.

Having seating capacity for circa 60 but overall capacity for around 250. This well fitted bar is arranged over a number of levels with spotlight fittings, ceiling mounted fans, pull-down TV screens, wall mounted plasma TV screens and other chrome fittings.

### Bar Servery

Has a long polished metal front and marble top. The bar servery is well equipped with a range of back bar refrigerators together with wall mounted CCTV monitor.

### Disabled WC

### Office

There is a long rear vestibule with steps down to:

### Basement Bar

This bar has its own entrance from the main street with its own separate stairway. The bar measures 80 m x 11.5 m and has a range of non-slip flooring and a wooden dance floor. Capacity for this space is around 180.

There is a separate wooden fronted bar servery with a range of back bar fridges.

### Large Cellar

Internal Foyer leading to:

### Ladies WC

With non-slip floor, five WC cubicles, three wash hand basins and wall mounted mirror.



Sprosen Grosvenor is the vendors agent and give notice that (1) This particulars do not constitute any part of an offer or contract (2) None of these statements in these particulars are to be relied upon as statements or representations of fact and any intending purchaser must satisfy themselves that that the statements contained therein are correct (3) Measurements where giver are approximate and for guidance only (4) No tests have been carried on appliances or equipment and Sprosen Grosvenor are unable to provide any warranty as to their condition. Prospective purchasers should therefore check that such equipment is in satisfactory working order and suitable for the purposes before entering into any contract.

### Gents WC

With non-slip floor, long urinal and three WC cubicles.

### First Floor Bar

(8 m x 15.2 m)

With a capacity of around 110 and seating for around 50. There is part wooden, part carpeted floor and inset-to-ceiling light fittings.

The marble fronted and topped bar servery has a range of back bar fridges behind.

### Second Set of Ladies WCs

With two WC cubicles, two wash hand basins.

### Second Set of Gents WCs

With two urinals and one WC cubicle.

### Store Room 1

(5 m x 4 m)

Formerly a commercial kitchen with non-slip floor, part plastic clad and part stainless steel clad walls.

### Store Room 2

(4.7 m x 3.5 m)

Also formerly a commercial kitchen with non-slip floor, plastic clad walls and wall mounted basin.

### Rear Foyer

With back service stairs.

### Staff WC and Staff Shower Room

## THE BUSINESS

The business is now closed.

We are advised that the business enjoyed an annual turnover of over £500,000 in 2019.

We are unable to warrant any trading information or to provide accounts.

## TENURE

The property is subject to a renewable lease.

The annual rent for all three levels is in the sum of £65,800 net of VAT.

There may be an opportunity to negotiate an agreement to operate all or part of the premises.

### Rateable Value

Current rateable value (1 April 2023 to present) £48,300.

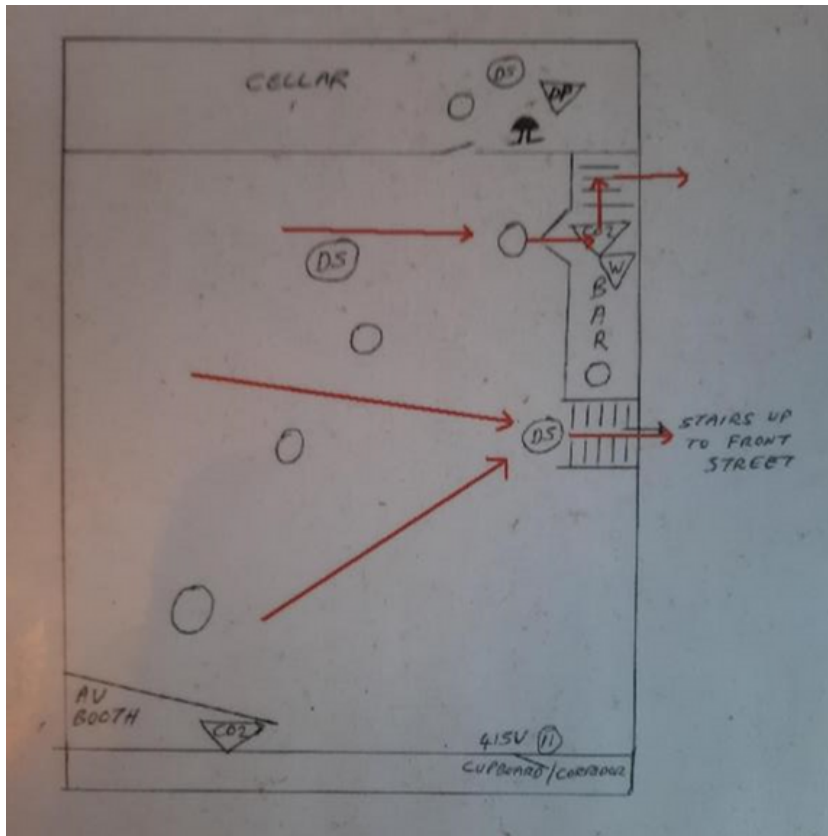
### EPC – link

<https://find-energy-certificate.service.gov.uk/energy-certificate/6874-0309-1820-4781-7023>

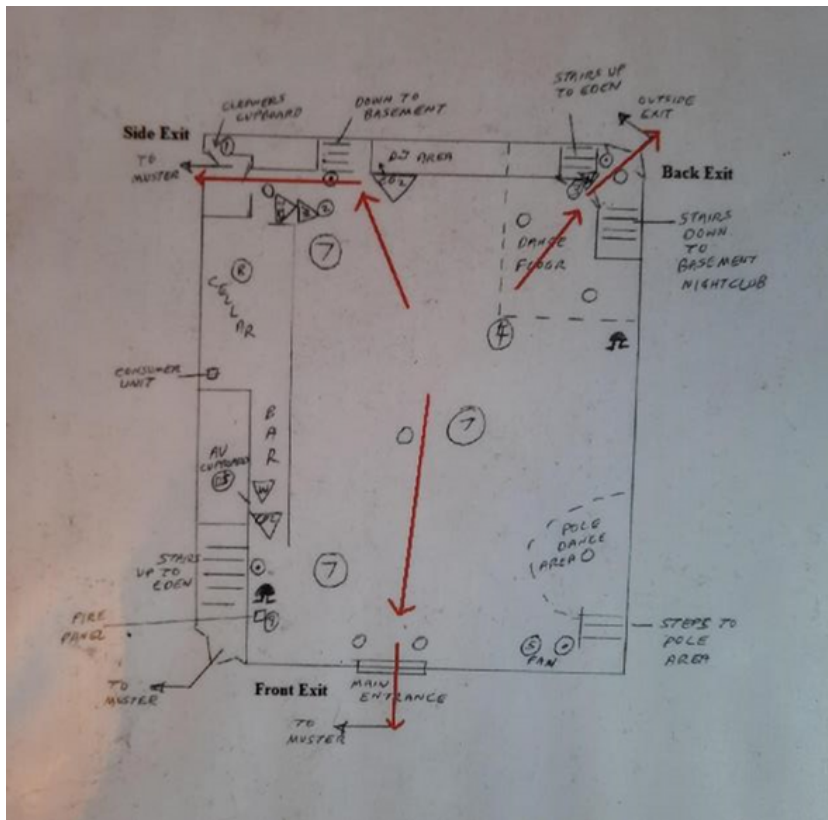


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FLOOR PLANS  
Basement

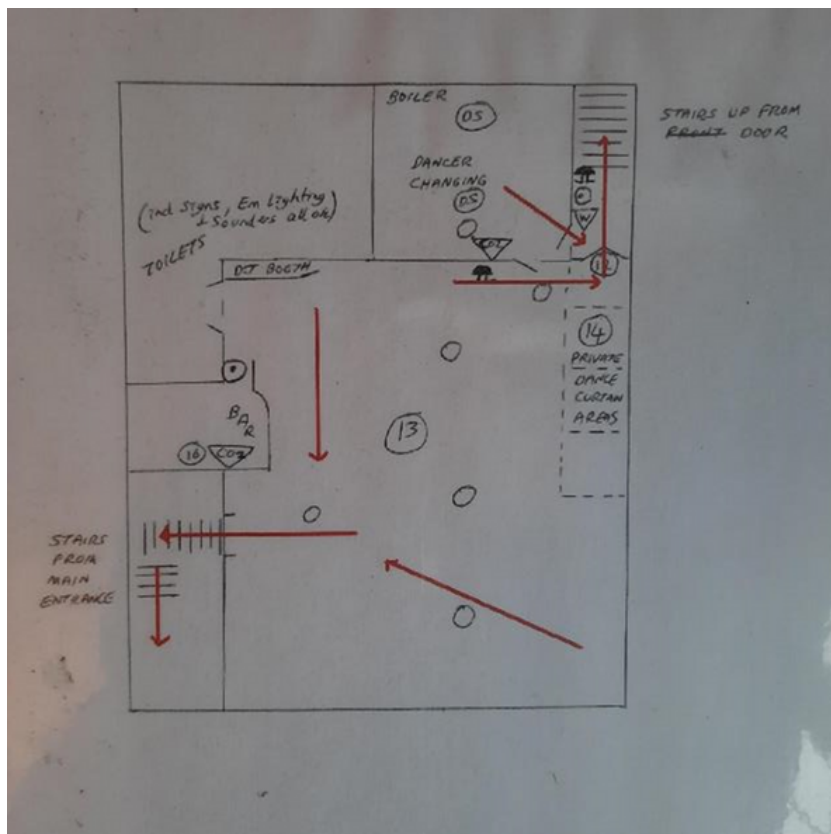


Ground Floor Bar



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## Eden Lounge



### VIEWING AND FURTHER INFORMATION

Please Call:  
 0333 414 9999 (Monday-Friday 9am-5pm)  
 Bruce Sprosen 07467 947296 (Out of Hours)  
 Please Email: [bruce@sprosen.com](mailto:bruce@sprosen.com)

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