

194 HIGH STREET

Exeter, EX4 3DU



- Exeter is a historic university and cathedral city. The city has a primary retail catchment population of approximately 427,000 people. Major employers include The Met Office, EDF Energy, and the Royal Devon and Exeter Hospital.
- The city is home to the prestigious Exeter University and is a major tourist attraction, seeing c. 2m tourist visits each year, many attracted by the iconic Exeter Cathedral, which sits close to this property.
- The property faces towards the restaurant pitch around Cathedral Yard, is adjacent to **Guildhall Shopping Centre**, and faces **The Ivy**.
- 194 High Street is situated on Exeter's busy high street. Notable occupiers nearby include **Finisterre**, **Tortilla**, and **Caffe Nero**.
- Previously occupied as a cafe, and benefitting from much of the associated fit out including part-fitted kitchen at first floor.

SAVILLS Bristol
Embassy House
Bristol BS8 1SB



Description

Part-fitted former cafe / Class E (retail / leisure / fitness / office) premises to let in high footfall location.

Location

Well located on Exeter's vibrant High Street, amongst occupiers including McDonald's, Holland & Barrett, The Works and Greggs.

Accommodation

The premises comprise a cafe with WCs at ground floor, food preparation at first, plus extensive staff, ancillary, and storage. The property benefits from rear servicing from the Guildhall Shopping Centre service yard. Approximate net internal areas are as follows:

Name	sq ft	sq m
Ground - Cafe & customer WCs	1,235	114.74
1st - Prep kitchen	554	51.47
2nd - Staff WC & ancillary	313	29.08
Basement - Storage	1,700	157.94
Ancillary - 3rd & 4th Floors	1,052	97.73
Total	4,854	450.96

Terms

The premises are immediately available by way of a new FRI lease on terms to be agreed.

Rent

£53,500 per annum exclusive.

EPC

B (39)

Viewings

Please contact the leasing agents to discuss your business and arrange a viewing.

Business Rates

Rates payable: £34,304 per annum
(based upon Rateable Value: £67,000)

RV Effective 1st April 2023. A tenant may qualify for a 75% discount from the Rates Payable through the Retail, Hospitality and Leisure Relief Scheme. Interested parties should contact the local rating authority to confirm their likely liability.

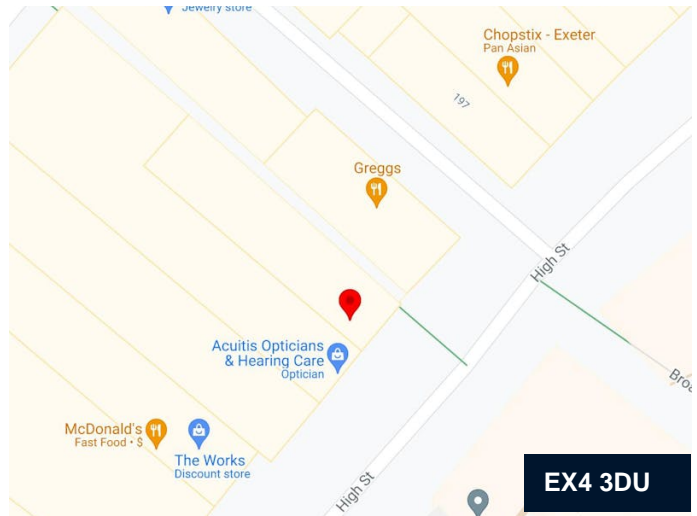
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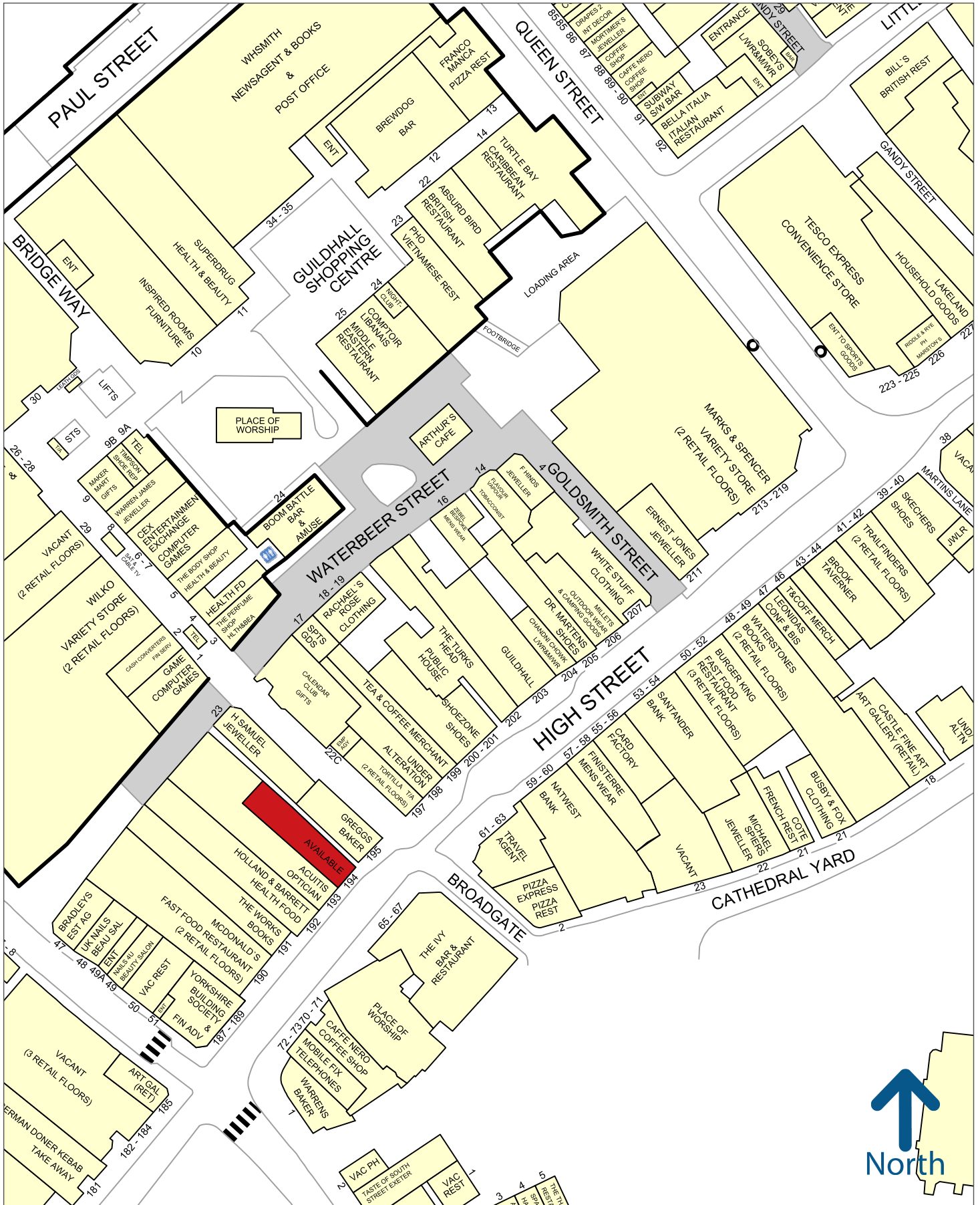
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50 metres

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