

## PRIME 150 COVER RESTAURANT EXETER CITY CENTRE - OPPOSITE CATHEDRAL



### 5 Cathedral Close, Exeter, EX1 1EZ

- Prime location opposite Exeter Cathedral.
- Close to Ivy, Cote, Pizza Express and soon to be Gigging Squid.
- Character property with 150+ internal covers and 60+ external covers – Circa 5,500 sq ft internal.
- Trade garden to rear and attractive west facing courtyard trade garden. Pavement seating to front (south facing).
- Restaurant now closed but fully fitted. Available for immediate occupation.

TO LET – GUIDE RENT £130,000 per annum

SUBJECT TO CONTRACT

COUNL377

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## Location

Prominent situation facing Cathedral Green / Exeter Cathedral. Located in-between Guildhall and Princesshay Shopping Centre.

Other operators nearby include The Ivy, Cote, Pizza Express and soon to be Gigging Squid. Nearby are many other restaurateurs.

A location plan is below.

## Description

Character listed building arranged on ground, first and second floors with access via side arch. Side external courtyard provides trade area for 24-30 covers, which leads to rear raised trade garden (additional 30-40 covers). Remote chilled and dry storage.

External seating to front (10 covers) and in addition public highway may be used for external seating under licence.

## Accommodation

<b>Ground floor</b>	Lobby leads to: front trading area (40 covers) with views over the cathedral, ladies' customer toilets, disabled WC, stairs up to first floor, and "L" shaped trade area (60 covers) to the rear, with trade kitchen beyond.
<b>First floor</b>	Trade area with views over cathedral (50 covers). Lobby leading to gentlemen's customer toilets and second floor.
<b>First floor mezzanine (to rear)</b>	Attractive trade area (24 covers) with own bar servery, ideal for private dining. Separate trade kitchen and storage.
<b>Second floor</b>	4 double bedrooms, bathroom and plant room.

### Floor Areas (not measured and therefore provided for indication purposes only)

<b>Ground Floor</b>	232 sq m (2,500 sq ft)
<b>First Floor</b>	116 sq m (1,250 sq ft)
<b>Mezzanine</b>	116 sq m (1,250 sq ft)
<b>Second Floor</b>	46 sq m ( 500 sq ft)
<b>Total</b>	510 sq m (5,500 sq ft)

NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

## Tenure

### To Let

A new 20-15 year lease can be offered on full repairing and insuring terms at a market rent.

### Rateable Value

Listed as Licensed Restaurant and Premises - Rateable Value £117,000 wef April 2023.

## Planning

Grade I listed and situated within Exeter Central Conservation Area.

## Premises Licence

Sale by retail of alcohol - On and Off the Premises:

Monday – Saturday 10:00am – midnight

Sunday noon – 11:30pm

Restaurant restrictions apply.

## Fixtures, Fittings, Furniture & Equipment

The property comprises a fully fitted restaurant. Fixtures and fittings are owned by the landlord.

## EPC

An EPC can be provided upon request.

## Viewing

For further information and to arrange a viewing please contact Richard Negus on

Tel: 07850 642 808 or Email: [Richard.Negus@agg.uk.com](mailto:Richard.Negus@agg.uk.com)

## Location Map



Provided for indicative purposes only

## Photographs

