

CELLAR 1
KINGS WHARF
THE QUAY
EXETER
EX2 4AN

Southernhay Lodge Barnfield Crescent Southernhay East Exeter EX1 1QT

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TO LET
A1-Retail
£4,950 p.a.
26 sq. m / 280 sq. ft.



LOCATION AND DESCRIPTION

Exeter is the regional centre of Devon with a population of 120,000 and a catchment of 500,000. Cellar 1 is located on The Quay and makes up part of a conversion of former Warehouses, belonging to the Kings Wharf Office building next door.

Heavy timber double doors open on the retail area measuring approximately 26 square metres (280 Sq ft) this unit benefits from being directly on The Quay and is

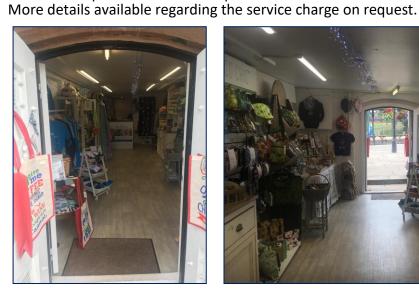


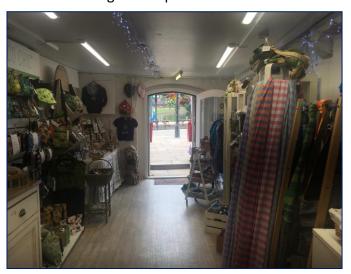
in good company with numerous independent retailers and cafes such as The Waterfront Restaurant, Saddles and Paddles and Quay Presents. To the back of the Unit there are two good size storage cupboards.

Please note that there are no water or drainage in Cellar 1, shower and WC facilities are available in the main Kings Wharf building.

The retail unit is offered on a new lease of negotiable terms at a rent of £4,950 per annum plus VAT.

There is an annual service charge for the building for which the tenant of Cellar 1 would be responsible for 1.061% plus VAT.







COMMERCIAL USE

The current usage for Cellar 1 is A1 Retail (non-food use) therefore the sale of food and drink is not permitted and/or the sale of alcohol. The tenant is required to keep the premises fully stocked and staffed between 1st April and 30th September each year.

BUSINESS RATES

Rateable Value: £2,300 Rates Payable (approximate): £1,104

Small Business Rates Relief may be available. Please visit the VOA website for further information.

ENERGY PERFORMANCE CERTIFICATE

Certificate number: TBC

VIEWING

For further information please contact Turner Locker Barnfield

Phone: **01392 201202**Email: admin@turner-locker.co.uk
Website: http://www.turner-locker.co.uk/

SUBJECT TO CONTRACT EXCLUSIVE OF VAT WHERE APPLICABLE

MISREPRESENTATION ACT

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