



Turner Locker Barnfield

Commercial Property Consultants

Southernhay Lodge
Barnfield Crescent
Southernhay East
Exeter
EX1 1QT

tel: 01392 201 202
fax: 01392 20 20 44

email: management@turner-locker.co.uk
web: www.turner-locker.co.uk

**CELLAR 1
KINGS WHARF
THE QUAY
EXETER
EX2 4AN**



**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.

TERMS

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.

More details available regarding the service charge on request.





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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