



# Turner Locker Barnfield

Commercial Property Consultants

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## **113 HIGH STREET CREDITON EX17 3LG**



## **RESTAURANT LEASE ASSIGNMENT AVAILABLE**



### **LOCATION**

Crediton is a busy market town 7 miles to the West of Exeter with a mix of national and local retailers along its popular High Street.

The property is located on the corner of High Street and Searle Street, adjacent to the Crediton Museum and close to Tesco Express and the Weatherspoon's Public House, The General Sir Redvers Buller.

### **DESCRIPTION**

The property, which is Grade II listed is currently fully fitted as a restaurant, currently trading as Thai Home Kitchen.

The ground floor provides seating for 26 covers and an electric serving hoist giving access to the first floor kitchen and the basement store. There is a single WC with granite tiling.

The first floor provides additional seating for 22 covers and has a kitchen with gas range, double sink, various food warmers and three fridge freezers.

The basement comprises a lobby area giving access to the granite tiled WCs and a storage area.



### **LEASE TERMS**

An assignment of the current lease described below is available.

A full repairing and insuring 6 year lease with effect from 14 June 2019 (expiring 13 June 2025).

The rent is £15,000 per annum, payable quarterly. There is no VAT applicable. There is a rent review due on 14 June 2022.

The premises has been furnished and set up by the current tenant for restaurant purposes. The tenant would be open to offers from a prospective assignee to purchase the furniture and equipment on site, allowing for a very quick opening.



## ENERGY PERFORMANCE CERTIFICATE

EPC rating: D

### ACCOMMODATION

The property comprises the following areas (all measurements approximate):

<b><u>Ground Floor Restaurant (26 Covers)</u></b>	<b>Feet</b>	<b>Meters</b>
Width	18.9 (max)	5.72
Depth	40.7	12.37
Area	565 sq ft.	54.49 sq m.

<b><u>First Floor</u></b>	<b>Sq ft.</b>	<b>Sq m.</b>
Additional seating area (22 covers)	350	32.52
Kitchen (fully fitted)	203	18.86
Office	54	5.01

<b><u>Basement</u></b>	<b>Sq ft.</b>	<b>Sq m.</b>
Lobby	129	11.98
Store	206	19.14

Ladies and Gents WCs.



\*Multiple items of catering equipment and furniture are available to purchase by separate negotiation, if you are interested please contact us for more details.

### BUSINESS RATES

Rateable Value: £9,800

Rates Payable (approximate): £4,704

Rates taken from the VOA website: <https://www.gov.uk/correct-your-business-rates>.

**CONTACT**

For further information please contact **Turner Locker Barnfield**.

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