

arc incorporating
**downing
bentley**
Retail Property Consultants

PRIME UNITS TO LET

30-35 High Street

Exeter

EX4 3LN



Location

Exeter is an historic Cathedral city situated in Devon with a catchment population of 470,000 and over 25,000 students enrolled at Exeter University. Annual footfall in the city centre is in the order of 16.3m shoppers (source: Exeter City Council).

Major employers in the city are the Met Office, Devon County Council, Exeter City Council, Exeter University, Royal Devon and Exeter Hospital, EDF Energy, BT, Liverpool Victoria and Ernst & Young.

The subject property comprises a former department store situated in a prime location on High Street, close to national retailers **Urban Outfitters**, **The White Company**, **Skechers** & **JD Sports**.

Accommodation

The majority of the former department store is currently being re-purposed as a boutique hotel, comprising 104 bedrooms, ground floor restaurant, basement spa and a rooftop bar with far reaching views. The hotel will be operated by IHG under the bespoke **Hotel Indigo** brand.

The ground floor will be sub-divided as part of the refurbishment, providing regular shaped shops with the following approximate net internal floor areas:

Unit 1	2,009 sq ft	186.6 sq m
Unit 2	1,228 sq ft	114.1 sq m
Unit 3	1,877 sq ft	174.4 sq m
Unit 4	1,423 sq ft	132.2 sq m
Unit 5*	1,181 sq ft	109.7 sq m
Total	7,718 sq ft	717.0 sq m

*Unit 5 is situated in the basement and is accessed from Catherine Street. It is suitable for a variety of uses, subject to planning consent.

Terms

The units are available on new effectively full repairing and insuring leases for a term of years to be agreed, subject to five yearly upwards only rent reviews.

Rent

Upon application.

VAT

All figures quoted are exclusive of VAT.

Costs

Each party to be responsible for their own legal costs.

Rating Assessment

The property will be re-assessed by the VOA upon completion of the refurbishment works.

EPC

An EPC will be prepared upon completion of the refurbishment works.

Further Information

For further information or to arrange an inspection please contact:

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