

NEW DEVELOPMENT OF RESTAURANT UNITS

Exeter

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PROPERTY CONSULTANTS

JOIN:
NANDOS
CHIQUITOS
F & B'S
STARBUCKS
KFC



**DEVELOPMENT OF
NEW RESTAURANT
UNITS**

**ADJACENT TO BUSY
RETAIL PARK**

**AVAILABLE AS A
WHOLE OR IN PART**

**Unit 4
Junction of Alphington
Road/ Marsh Barton Road
and Ashton Road
Marsh Barton Corner
Exeter
EX2 8LN**

**2,000 - 4,047 sq ft
(186 - 376 sq m)**

***Prime roadside frontage
*Adjacent unit let to Nandos**

 **selsian**
leisure property consultants

Unit 4, Marsh Barton Corner, Exeter, EX2 8LN

Location

The Marsh Barton Trading Estate is situated approximately 3km to the north of Exeter City Centre close to the A30, which provides access east to Junction 31 of the M5 motorway.

Description

The Property will comprise a new-build semi-detached restaurant unit, currently under construction, situated within a modern retail and F&B development on the northern perimeter of Marsh Barton trading estate. The unit benefits from significant roadside frontage to Marsh Barton Road and plentiful shared car parking.

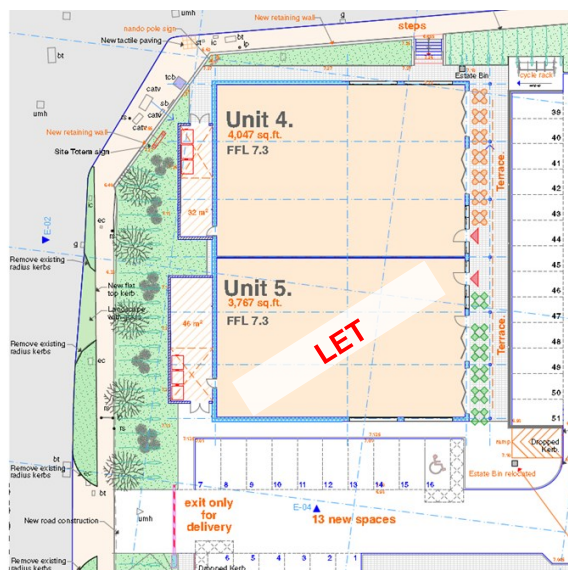
Current occupiers located on Alphington Park, include Sallies Hair Supplies and Snap Fitness, and adjacent to Unit 4 are Frankie & Benny's, Chiquitos, KFC and Starbucks.

The site is opposite Exeter Retail Park with occupiers Matalan, Argos, Oak Furniture Land, Office Outlet, McDonalds, Costa Coffee, Pets at Home and Harvey's.

Accommodation

The new units are being developed to an institutional specification to a shell finish. The premises will be measured on completion on a gross internal area basis in accordance with the RICS Code of measuring Practice.

| Area | Sq ft | Sq m |
|--------|-------|-------|
| Unit 4 | 4,047 | 375.9 |
| Unit 5 | LET | LET |



Rent

£130,000 per annum for the whole of Unit 4.

Lease

The new build premises will be available on the basis of a new FRI occupational lease for a term of years to be negotiated.

References/Rental Deposits

3 years accounts, landlord, bank and 2 trade references may be required.

Services

We are advised that all main services are connected to the premises and confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Business Rates

The premises will be assessed on occupation, with the currently rateable valuer multiplier £0.479 of the annual rental assessed at the AVD.

Interested parties should make their own enquiries to Exeter City Council to ascertain the exact rates payable .

Planning

The units currently have planning consent for A3 restaurant/ café uses within the Town & Country Planning (Use Classes) Order 1987, as amended.

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Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Energy Performance Certificate

An EPC will be commissioned and available upon completion of the build.

The Code for Leasing Business Premises in England and Wales 2007

Please see www.leasingbusinesspremises.co.uk.

Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent/Sale price. We recommend that the prospective tenants/purchasers establish the implications before entering into any agreement.

Subject to Contract

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Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.



Viewing Arrangements

For further information or to arrange an inspection, please contact the agents.

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