

To Let/ For Sale

Exeter City Centre Bar/ Restaurant to
Let

- Fantastic venue situated in the heart of Exeter
- Historic property with character throughout
- Ground floor open plan trading area for 40+ covers
- First floor dining area for 60+ covers
- Multiple bar servery's
- Fully fitted commercial kitchen and prep areas
- New flexible lease available
- EPC rating C



6 Northernhay Place

6 Northernhay Place, Exeter, Devon, EX4 3QJ

Ref: CD-10229

Leasehold Price: **£45,000**

Rent: **£32,500 Per Annum**

Summary

Formerly Circa Restaurant and Bar, 6 Northernhay Place is situated in the Centre of Exeter, just off the main retail parade including the city's High Street, and Princesshay, all just a short walk to the Exeter Cathedral, River Exe and The Quay.

Exeter is the capital of Devon County and is famous for being one of the most vibrant and historically interesting cities in England. Known as 'The City in the country', as the countryside can be seen from all parts of the city, it is a mixture of ancient (Roman walls, Norman cathedral) and modern. It has a population of approximately 111,000 including around 9,000 university students.

Exeter is easily accessed via Junctions 29, 30 & 31 of the M5 motorway and has excellent rail links direct to London Paddington and an international airport.

The Property

Located within Northernhay Place and benefiting from a wide range of complimentary traders, 6 Northernhay Place is a hugely characterful property with a rustic/ contemporary interior and briefly comprises lobby entrance with ground floor bar/ restaurant area, covers for circa 40+ guest, WC's and commercial kitchen and prep area to the rear.

First floor trading area is accessed via the main stairwell, or the rear service stairwell, and boasts a further 60+ covers, with corner bar servery and former deli section. The trading area is a light and airy space with stunning exposed beams throughout.

Internal Details

Pretty frontage with double door entry giving access to....

Lobby/ entrance (16'x 7') with glazed partition overlooking the ground floor trading area, wooden staircase to first floor trading area, and under stair storage.

Ground floor trading area (34'x 19') Wood fronted corner bar servery with rear cellar and storeroom containing ice machine and glass washer. The main trading area, which is split into two sections, has comfortable seating for approx. 40+ covers, all in good order and with rustic/ contemporary decor.

Disabled WC and unisex WC.

Lobby to kitchen with storage, under stairs office space and service stairwell to first floor trading area.

Commercial kitchen (16'x 15') A full commercial kitchen with a range of stainless-steel commercial items including full extraction.

Prep/ store (16' x 11') situated just off the kitchen, a useful space with walk-in refrigeration, prep areas, and access door to front.



First floor trading area (43'x 19') with exposed wooden beams and very much built within the eaves, a beautiful open plan trading area with covers for 60+, corner bar servery, ladies and gents WCs and rear stairwell to the kitchen.

External Details

There is no external space granted within the lease.

We have been informed that previous tenants had positive discussions with the council regarding taking part of the car parking fronting 6 Northernhay Place, which would work well for alfresco dining. Any interested party would need to research this themselves.

The Business

Previously traded as Circa Bar & Restaurant for approx. 7 years. The agents do not have any access to former trading accounts or information.

Business Rates

Current valuation as registered on the 2020 rating list is £27,500.

Services

We are advised all services are connected including gas.

Licence

The property has a Premises Licence granted by the relevant local authority. It is a requirement of the Licensing Act 2003 that properties serving alcohol have a designated premises supervisor who must be the holder of a Personal Licence.

Tenure

To let/ For sale- 6 Northernhay Place is available with a new, free of tie, full repair and insuring lease granted by the private landlord with a headline rental of £32,500 Pa.

All lease terms are to be agreed.

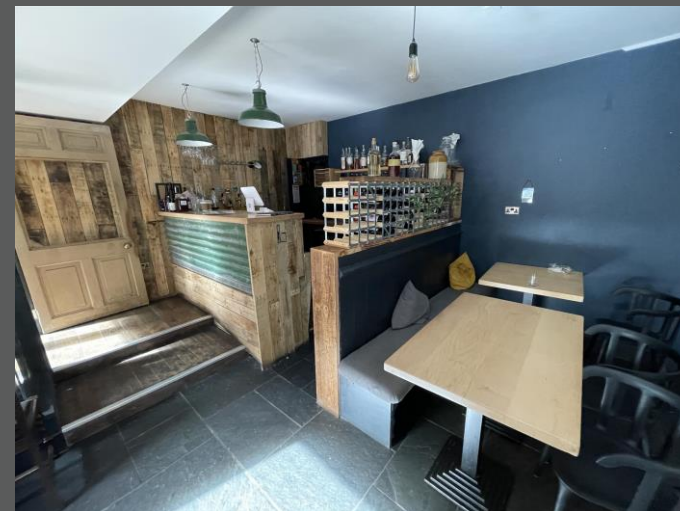
Premium- We have a guide premium of £45,000 to purchase the fixture and fittings within the premises, all of which will come with limited warranties and guarantees. The premises will be sold as seen with all items within included within the sale.

VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable.

Solicitor Costs

Each party to bear their own legal costs incurred in the transaction.



Viewing

No direct approach may be made to the property, for an appointment to view please contact the agent.

Anti Money Laundering Regulations

Under the new Money Laundering regulations <http://www.legislation.gov.uk/uksi/2017/692/content/s/> made we are required to obtain formal identification for all parties involved in a property transaction. The checks must be completed before terms are issued to solicitors. Your assistance would be appreciated in this regards.



Fire Risk Assessment

In accordance with the Regulatory Reform (Fire and Safety) Order 2005, we have assumed that an adequate Fire Risk Assessment has been carried out.



Charles Darrow supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to www.leasebusinesspremise.co.uk for further information. Charles Darrow for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

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- SUBJECT TO CONTRACT

To arrange a viewing please contact:

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