



TO LET

Unit 7, Alphington Retail Park

Marsh Barton Corner, Exeter, EX2 8AA

Restaurant use, or other such use within Class E
3,408 sq ft gross approx

Location

Located in Alphington Retail Park, just off the A377 (Alphington Road), approximately 1 mile south west of Exeter city centre.

Alphington Retail Park provides a wide range of retail and leisure offerings. Occupiers on the scheme include Nando's, KFC, Starbucks, Snap Fitness, Consol and Sally Beauty.

M5



3.7 miles

A30



0.7 miles

City Centre



1 mile



Accommodation

Description

The restaurant premises comprises a detached restaurant unit in Alphington Retail Park, benefitting from a glazed return frontage to two main estate roads and external seating area to the front elevation.

The premises are currently configured to provide accommodation all at ground floor level and laid out to provide a variety of tables and seating for circa 160 customers. Ancillary accommodation includes a catering kitchen with prep area and walk in fridge and freezer, thermostatically controlled beer cellar, staff facilities, managers office, customer toilets and a bin store.

Alternatively, the premises could be provided in shell specification, either as whole or in part (subject to a split of the property).

Parking

The accommodation benefits from generous communal parking provision.

Services

We are advised that all main services are connected to the premises. We 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.

Area	Sq ft	Sq m
Ground Floor	3,408	316

Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for restaurant use but any occupier should make their own enquiries to the Planning Department of Exeter City Council.

Tel: 01392 277888 or [Planning services - Exeter City Council](#)

Business Rates

Interested parties should make their own enquiries to Exeter City Council Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.. www.voa.gov.uk.

From informal enquiries of the Valuation Office website, the premises has a Rateable Value of £117,000 (2023).

Energy Performance Certificate

The EPC Rating is B(27) and the full certificate can be provided on request.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Tenure / Lease Terms

The Property is available by way of a new lease direct from the Landlord, on terms to be agreed.

Rent

The property is offered to let for £125,000 per annum exclusive of VAT for the whole, or at a rent to be negotiated for part.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

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

AML

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

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PROPERTY CONSULTANTS



Viewing Arrangements

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



Alder King Property Consultants
Endeavour House
Pynes Hill
Exeter
EX2 5WH

www.alderking.com

AK Ref: WA/JAS/98600
Date: September 2023
Subject to Contract



Danielle Sendra
01392 353083
07827 841902
dsendra@alderking.com



Noel Stevens
01392 353093
07974 156869
nstevens@alderking.com

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3. Control of Asbestos Regulations 2012 (CAR 2012)

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 regulations. 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.