



INVESTMENT SUMMARY

- Exeter is a historic Cathedral and University City in the south west of England.
- Situated in the city centre within close proximity to Exeter Railway Station and The Guildhall Shopping Centre.
- Long Leasehold interest, with 104 years unexpired at a peppercorn.
- · Total accommodation of 3,718 sq ft.
- Let to the excellent covenant of Zizzi Restaurants Ltd.
- Zizzi are a national operator with 144 restaurants across the UK and Ireland.
- Long unexpired term of 20 years to expiry and 10 years to break.
- Rebased passing rent of £110,000 per annum.
- Zizzi have been in occupation of the property for over 20 years.
- Recent lease re-gear completed, highlighting the tenant's commitment to property.
- Zizzi undertook a comprehensive refurbishment in September 2023.
- Seeking £1,340,000, reflecting a Net Initial Yield of 7.75%, subject to contract and exclusive of VAT.

LOCATION

Exeter is a historic Cathedral and University city located in the south west of England. Bristol is located 81 miles to the north, with Plymouth 45 miles to the west and London 175 miles to the east.

Exeter benefits from excellent transport links being located two miles west of the M5 motorway, with junctions 29, 30 and 31 all providing access to the city centre. The A30 dual carriageway is one mile south of the city centre and provides a dual carriageway route to Cornwall, A303 to the east providing access to London.

The city has a comprehensive rail service which links to the national rail network from both Exeter Central and Exeter St David's. Fastest journey times to London Paddington is approximately 2 hours and 30 minutes.













SITUATION

The Property is prominently situated on the eastern side of the pedestrianised Gandy Street, conveniently located in close proximity to the High Street. The Property is a short walk from the Guildhall Shopping Centre, Exeter's principle shopping destination. Nearby occupiers include:





BANG & OLUFSEN





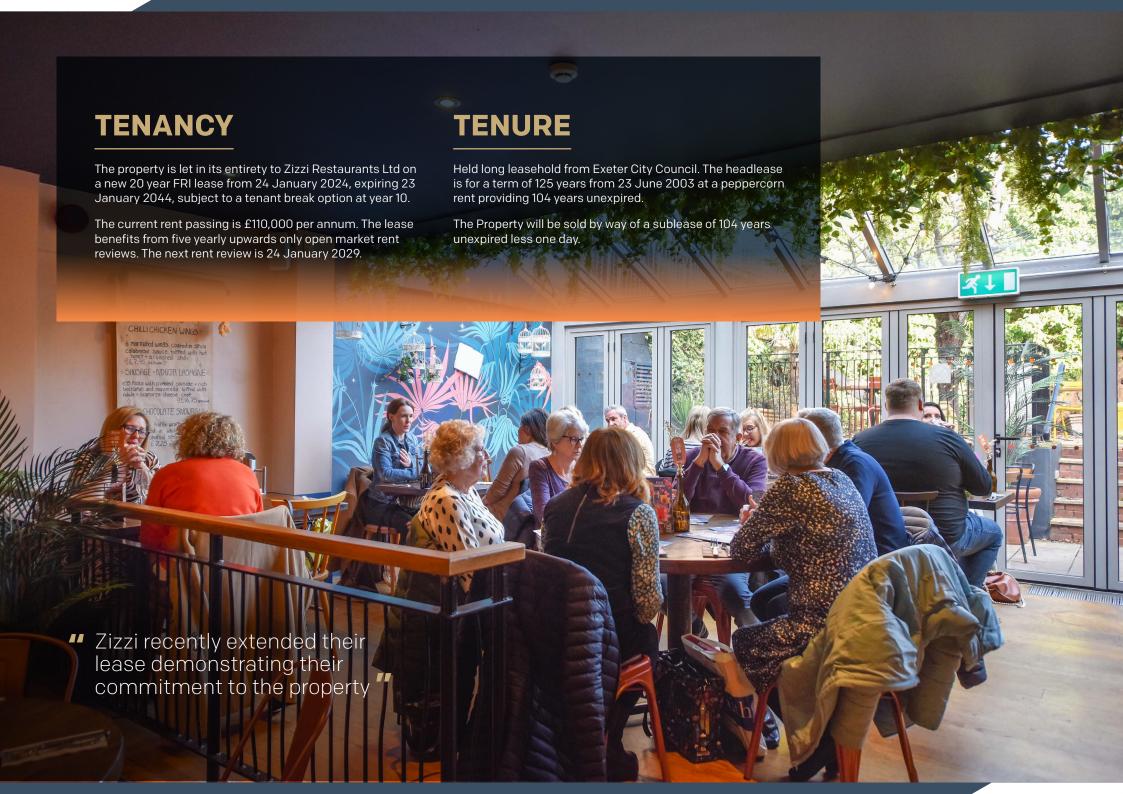


















EPC

EPC rating of C60.

VAT

The property is elected for VAT. It is envisaged that the sale will be treated as a Transfer of a Going Concern (TOGC).

PROPOSAL

Seeking £1,340,000 (One Million, Three Hundred and Forty Thousand Pounds), subject to contract and exclusive of VAT.

A purchase at this level reflects a Net Initial Yield of 7.75%.

FURTHER INFORMATION

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