

Exeter - Sly Fox, 122A Fore Street, Devon EX4 3JQ
Free-of-Tie Public House with Residential Accommodation to Rent



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



Exeter – Sly Fox, 122A Fore Street, Devon EX4 3JQ

Free-of-Tie Public House with Residential Accommodation to Rent



Property Features:

- Comprises ground floor public house with function room at first floor and 3-bed flat at second/third floor
- VAT is applicable to this property
- Total area size 398 sq m (4,284 sq ft)
- Flexible terms to fit your needs
- Available on a new lease with terms to be agreed by negotiation.
- Situated on arterial route between Exeter town centre and Exeter St Thomas with nearby occupiers including McColl's, Merkur Slots, Barbers, Clothing Shop, Restaurants, and Takeaways, amongst others.



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Property Description:

Comprises ground floor public house with ancillary accommodation at first, second and third floor which can be accessed either through an internal staircase or by a separate entrance directly from the high street, providing the following accommodation and dimensions:

Ground Floor: 2 Bar Sections, Play Area, WCs

First Floor: 2 Bar Sections, Office, Storage

Second Floor: 2 Rooms, Kitchen, Bathroom

Third Floor: 2 Rooms, WC

Total area size: 398 sq m (4,284 sq ft)

**Property size sourced from EPC and not measured by Blue Alpine*



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Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £450 + VAT per week (PCM: £1,950 + VAT)

Deposit: £5,000

Rateable Value:

Rateable Value - £5,300 p.a.

Rates Payable - £0*

*Note - Small business rates relief available (subject to terms)

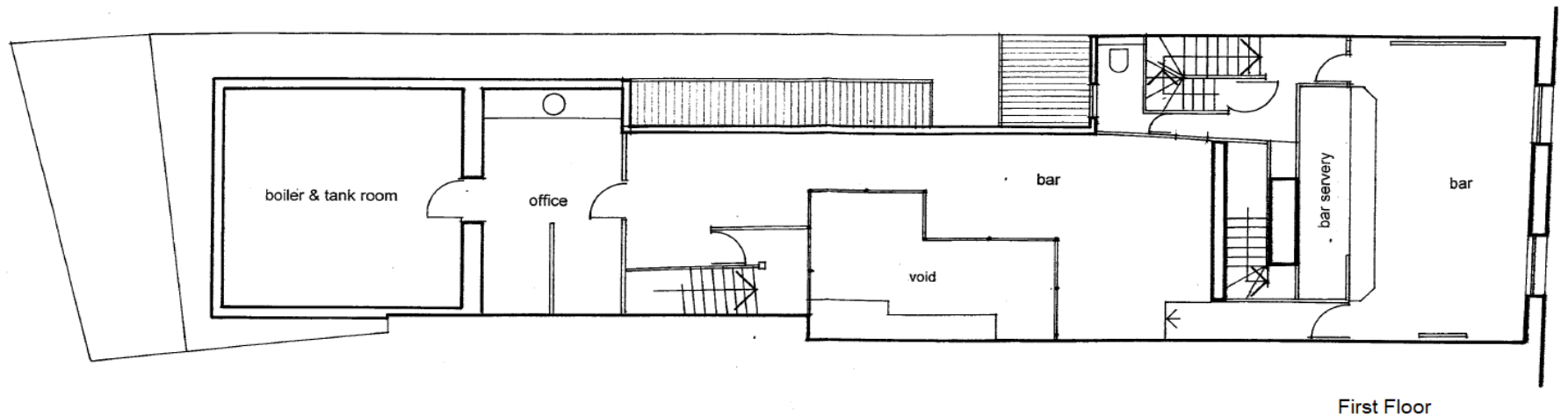
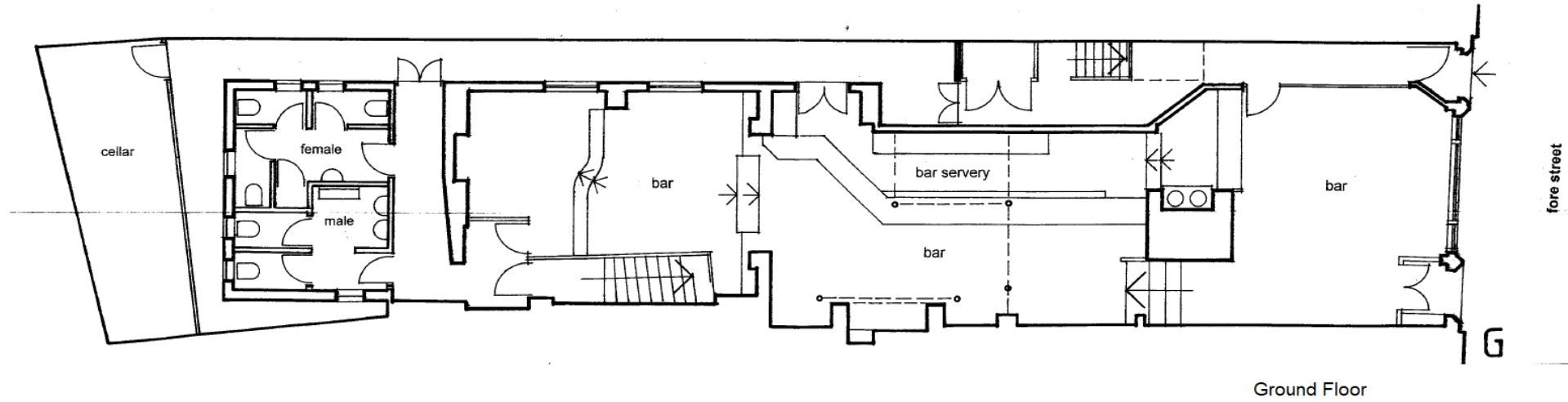
EPC:

The property benefits from a D Rating. Certificate and further details available on request.



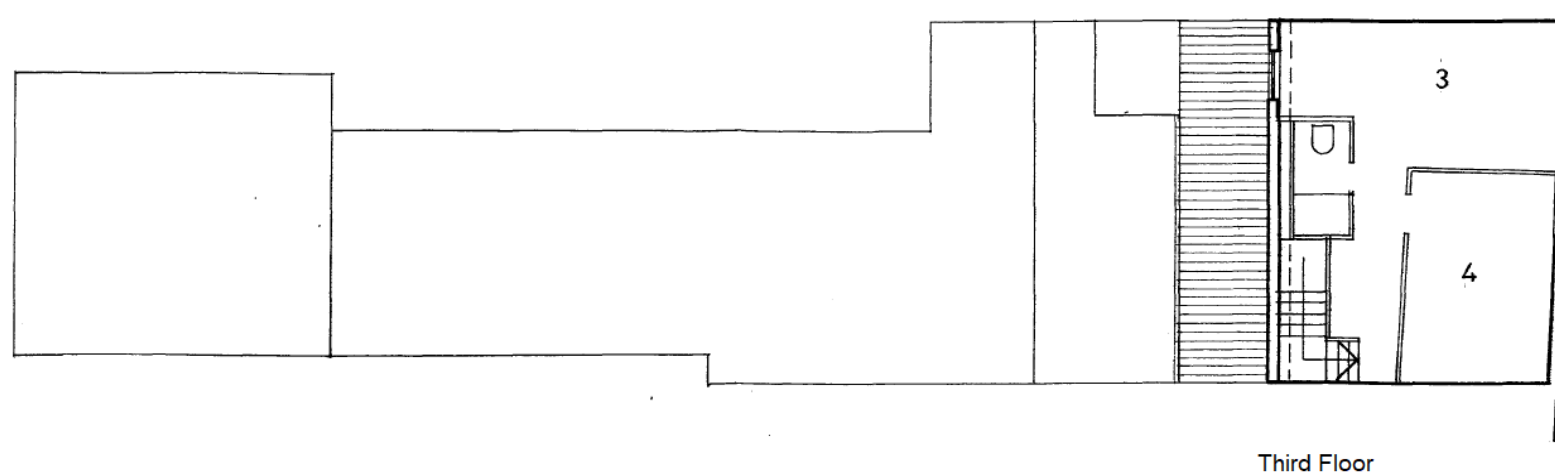
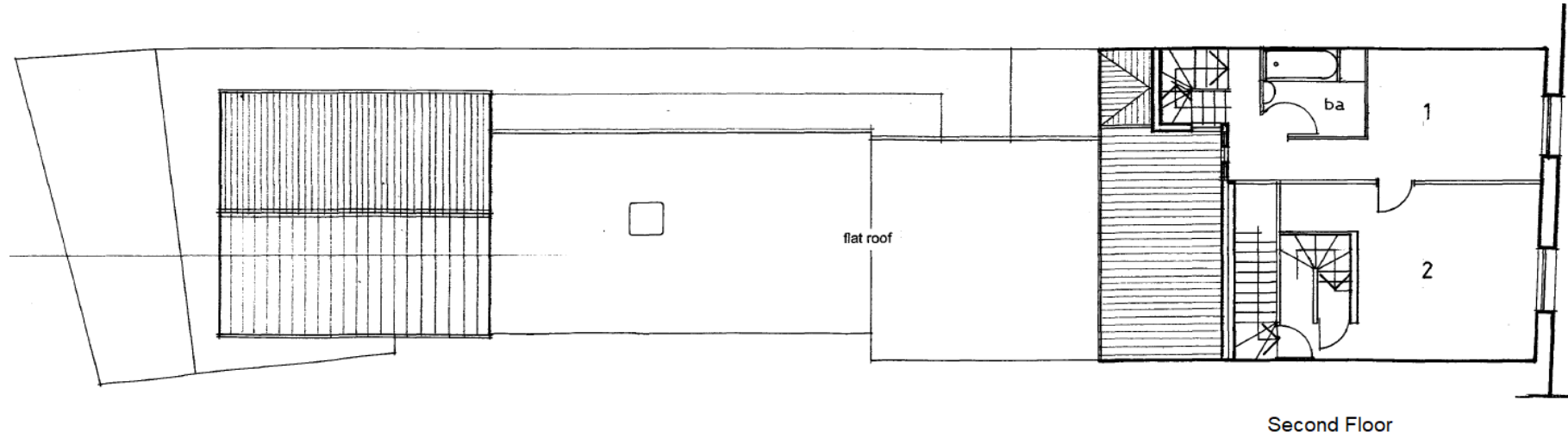
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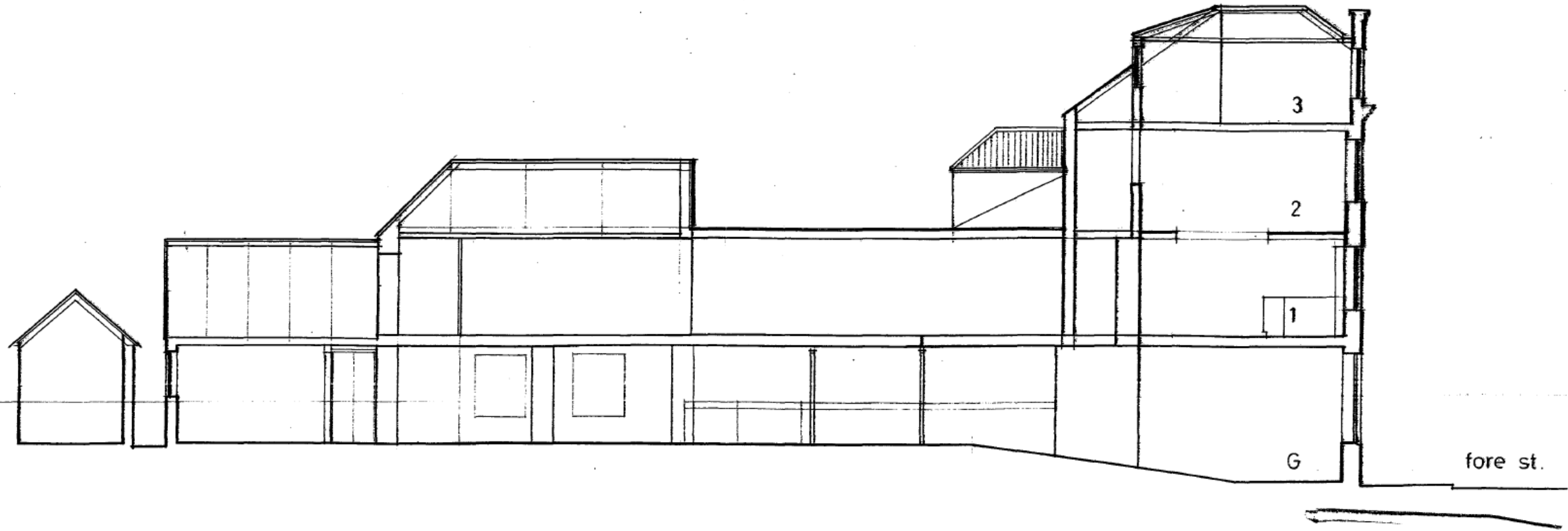


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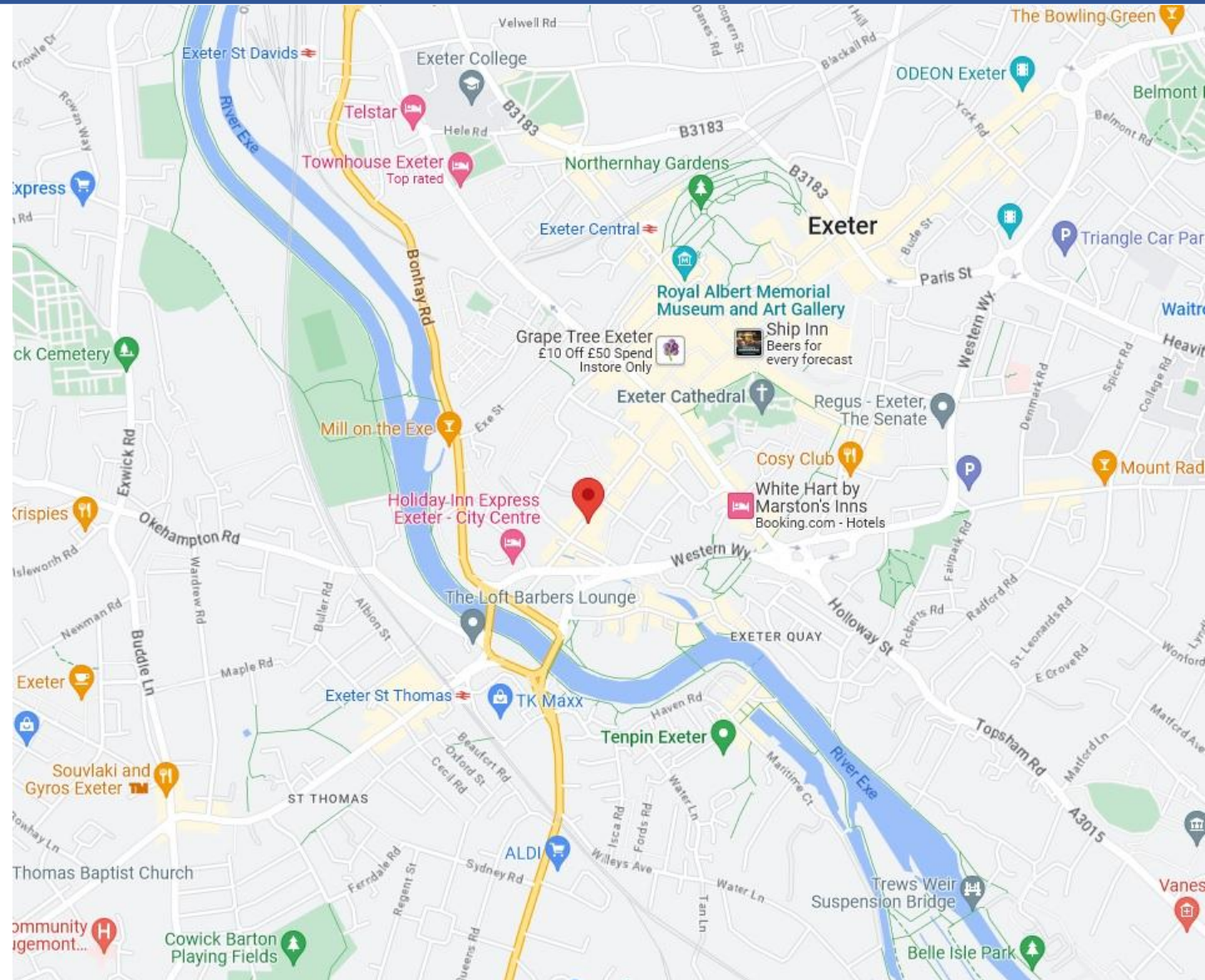
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Location:

Exeter is a cathedral city and the county town of Devon, South-West England. It is situated on the River Exe, approximately 36 mi (58 km) northeast of Plymouth and 65 mi (105 km) southwest of Bristol. The property is situated on arterial route between Exeter town centre and Exeter St Thomas with nearby occupiers including McColl's, Merkur Slots, Barbers, Clothing Shop, Restaurants, and Takeaways, amongst others.



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Contacts:

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