



6 The Quay, Topsham, Exeter, Devon, EX3 0JB

Restaurant unit in town centre waterside location | Car park adjacent | Large terrace for external dining |  
**Available by way of lease assignment: Passing rent £30,000 p.a.**

## LOCATION

Topsham is a small town on the edge of the city of Exeter and overlooking the River Exe estuary. It has a resident population of circa 5,000 and is situated about 4 miles from Exeter served by a regular bus and train service.

The town is both an affluent residential area and a popular visitor destination with a range of independent retailers, pubs, restaurants and a museum.

The property is located on The Quay in the town centre, which is a focal point for visitors to the town, with a pay-&-display car park, an antiques emporium and several dining and drinking options as well as views along the estuary.



Source: Google Maps



## DESCRIPTION

A former maritime warehouse building, which has been converted to a restaurant on two sides of a terrace which provides outdoor seating.

The accommodation is all on ground floor, apart from a manager's office on first floor, and is currently laid out as an open-plan dining area with bar, commercial kitchen and cellars/stores, and WCs (4 cubicles).

The dining areas have two sets of bi-fold doors leading onto the terrace, plus glazed entrance door, and the interiors are partially fitted out including tiled floor.

The commercial kitchen has been stripped but provides mains gas, water and drainage and ventilation.

## ACCOMMODATION

Floor		Sq.ft	Sq.m
Ground	Dining, kitchen, stores, WCs	2,177	202.2
First	Office	145	13.5
<b>Total:</b>		<b>2,322</b>	<b>215.7</b>

## BUSINESS RATES / COUNCIL TAX

Assessed as 'restaurant and premises' with a rateable value from April 2026 of £14,500.

The rates payable in the year 2026/27, before any applicable reliefs, are understood to be £5,539.

Small Business Rates Relief is currently available to qualifying companies in respect of the property.

## ENERGY PERFORMANCE CERTIFICATES (EPCs)

Assessed in band B (50). A copy of the certificate is available on request.

## PROPOSAL

The property is offered by way of assignment of the current lease, which is for a term to 7th July 2047, with tenant-only break option on 8th July 2032. The passing rent is £30,000 per annum, subject to review on 18th October 2026 and 5-yearly thereafter.

The lease contains an option to renew at the end of the term until 7th July 2072.





## VAT

VAT is not applicable to the rent.

## AML (ANTI-MONEY LAUNDERING)

In accordance with AML regulations, the tenant will be required to comply with procedure at the time the terms are agreed.



## LEGAL COSTS

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

## FURTHER INFORMATION

Further information is available from the agents.

## VIEWING

Viewing is strictly by prior appointment through the sole agents:

**Stratton Creber Commercial | 20 Southernhay West | Exeter | EX1 1PR**

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